THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17599**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: TREG WARNER 4407 Hunt Place Nashville, Tennessee 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-8 PAR 114/115 FB 24W5645/24W5640

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT A. SHARP, SR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TREG WARNER, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2117 & 2119 BELCOURT AVENUE, NASHVILLE, TENNESSEE 37212 and is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2000.

ROBERT A. SHARP, SR.

Davidson County DEEDWARR
Recvd: 12/01/00 11:22 2pgs
Fees:11.00 Taxes:1535.50
20001201-0118060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT A. SHARP, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2000.

Notary Public

My Commission Expires:

EXHIBIT "A"

TRACT NO. I
Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 2 on the Plan of E. C. Scruggs Subdivision of the Read Place, as of record in Book 57, page 114B, Register's Office for said County.

Said westerly one-half of said Lot No. 2 fronts 50 feet on the southerly side of Belcourt, formerly Carlton Avenue, and runs back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Finis R. Sharp, Jr. and wife, Mary T. Sharp, by deed from Minnie Martin of record in Book 3161, page 443, said Register's Office. The said Finis R. Sharp, Jr., has since died and Mary T. Sharp has also since died and devised said property to Robert Andrew Sharp, Sr. by will of record in Will Book 198, page 145, Probate Court for Davidson County, Tennessee and by Executor's Deed of record in Book 10656, page 84, Register's Office for Davidson County, Tennessee.

TRACT NO. II
Land in Davidson County, Tennessee, being the east one-half of Lot 3, in E. C. Scruggs Subdivision of the Reed Place, as of record in Book 57, page 114B, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Belcourt, formerly Carlton Avenue, and runs back between parallel lines, 138 feet to an alley.

Being the same property conveyed to Finis R. Sharp and wife, Mary T. Sharp by deed from John Sloan, Jr., B. H. Caldwell, Ralph Kling, Charles Wells, and Vernon Sharp of record in Book 4907, page 555, said Register's Office. The said Finis R. Sharp has since died and Mary T. Sharp has also since died and devised said property to Robert Andrew Sharp, Sr. by will of record in Will Book 198, page 145, Probate Court for Davidson County, Tennessee, and by Executor's Deed of record in Book 10656, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 57, page 114, said Register's Office.