WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,050.00

Toby Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of March, 2001.

Carol Baker
Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CAROL T. BAKER

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200110016

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby R. Sharpe and wife, Emily G. Sharpe and Richard McClanahan	Chase Manhattan Mtg Corp	Map 172-08-A
(NAME) 1629 Hunters Branch Road	(NAME) P.O. Box 572405	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murray, Utah 84157	Parcel 135.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert E. Hardison III and wife, Glenna Jo Hardison**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Toby R. Sharpe and wife, Emily G. Sharpe and Richard McClanahan** hereereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 135, on the Plan of Hunter's Branch, Section 2-A, of Record in Book 6250, page 819, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 135 fronts 65 feet on the southerly margin of Hunters Brach Road and extends back 112.87 feet on the easterly line and 129.96 feet on the westerly line, whcih is a broken line, to a dead line in the rear measuring 38.06 feet thereon.

Being the same property conveyed to Robert Hardison III and wife, Glenna Jo Hardison from Philhall Corporation by Warranty Deed of record in Book 6995, page 304, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee; By-Laws of Record in Book 6632, page 429, RODC; Subject to all matters as shown on the plan of Record in Plat Book 6250, page 819, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/20/01 10:54 2pgs
Fees:11.00 Taxes:447.89
20010320-0026559

This is unimproved ( )
improved(x) property, known as 1629 Hunters Branch Road Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) this 15th Day of March, 2001.

Robert E. Hardison III

Robert E. Hardison III

Glenna Jo Hardison

Glenna Jo Hardison

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robert E. Hardison III and Glenna Jo Hardison, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE