Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2001.

Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Cathy Bercegeay King 267 Sunrise Avenue Nashville TN 37211	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	133-02-0 030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wayne S. Sharpe and wife, Cheryl Sharpe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cathy Bercegeay King, hereinafter called the Grantees, their successors 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. 30 and westerly one half of Lot No. 29, on the Plan of P.S. Stump's Sunrise Subdivision, of record in Book 332, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 30 and the westerly one half of Lot 29 front together 75 feet on the southerly side of Sunrise Avenue and extend back between parallel lines with the easterly margin of McCombs Avenue (formerly Stewart Street) 160 feet to an alley.

Being the same property conveyed to Wayne S. Sharpe and wife, Cheryl Sharpe, by deed from Todd D. Osborn and wife, Iris Hope Osborn, dated April 28, 1995, recorded in Book 9661, Page 445, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 267 Sunrise Avenue, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27th day of July, 2001.

Wayne S. Sharpe

Cheryl Sharpe

Davidson County DEEDWARR
Recvd: 08/01/01 15:13 2pgs
Fees:13.00 Taxes:392.20

20010801-0081654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne S. Sharpe and Cheryl Sharpe, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 27th day of July, 2001.

Carol R Rivers
Notary Public

My Commission expires 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004