STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of October, 2001.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/24/01 14:26 2pgs
Fees:13.00 Taxes:906.50
20011024-0116426

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald W. Sharer and Pamela A. Sharer
5540 Hearthstone Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 160-11-0-A-74

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry G. Varnum and wife, Betty B. Varnum (f/k/a Betty B. Eldridge),** hereinafter referred to as Grantors, hereby transfers and conveys to **Ronald W. Sharer and Pamela A. Sharer, husband and wife** hereinafter referred to as Grantees, 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. 74 on the Plat of Hemmingwood, Phase I, II, III and IV of record in Book 6900, pages 6, 7 & 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 74 fronts 45.05 feet on the northerly side of Hearthstone Lane and runs back 130.00 feet on the northeasterly lot line and 124.47 feet on the southwesterly lot line to a line in the rear which measures 66.36 feet thereon.

Being the same property conveyed to Betty B. Eldridge by deed from Phyllis R. Jackson, unmarried, of record in Book 11638, page 250, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 6, 7 & 8, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6730, page 329; Book 6892, page 540; Book 6925, page 268; Book 6948, page 268; Book 7269, page 387; and Book 7474, page 205, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6704, page 373; Book 6936, page 894; Book 7496, page 163; and Book 8762, page 169, said Register's Office.

Conveyance of Common Area of record in Book 6962, page 404; and Book 7207, page 84, said Register's Office.

Subject to an Easement of record in Book 4974, page 788; Book 6728, page 673; Book 7310, page 777; Book 8191, page 242, Register's Office for &*V28& County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5540 Hearthstone Lane, Brentwood, Tennessee 37027

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of October, 2001.

Betty B. Varnum

Betty B. Varnum (f/k/a Betty B. Eldridge)

Larry G. Varnum *

* Larry G. Varnum joins in this instrument to convey any and all marital interest he has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty B. Varnum and Larry G. Varnum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2001.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

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