40 A

Davidson County DEEDWARR
Recvd: 03/28/02 15:46 2pgs
Fees:13.00 Taxes:939.43
20020328-0038703

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40733**

WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 253,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **27TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES: 11/27/04

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JEFFREY G. THOROLD **2201 Sharondale Drive** **Nashville, Tennessee 37215**	WELLS FARGO HOME MORTGAGE 4456 CORPORATION LANE, SUITE 100 VIRGINIA BEACH, VA 23462	**117-2-F-1**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, SHARONDALE PARTNERS, A Tennessee General Partnership composed of CHARLES S. McCLENDON and ADAM J. EPSTEIN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY G. THOROLD**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit B, known as 2201 Sharondale Drive, together with the appurtenant interest in the common elements of Sharondale Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20010307-0021790, amended in Instrument No. 20020318-0033469, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the Amended Master Deed of record in Instrument No. 20020318-0033469, said Register's Office.

Being part of the same property conveyed to Sharondale Partners by deed from Nicholas A. Romero, of record in Instrument No. 20010307-0021788, said Register's Office.

Unimproved ( )

This is improved (**X**) property, known as **2201 Sharondale Drive, Nashville, Tennessee 37215**

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 we do covenant with the said GRANTEES 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 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 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 ITS HAND THIS 27TH DAY OF MARCH, 2002.

SHARONDALE PARTNERS

By: Charles S. McClendon Partner
CHARLES S. McCLENDON, PARTNER

By: Partner
ADAM J. EPSTEIN, PARTNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES S. McCLENDON and ADAM J. EPSTEIN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of SHARONDALE PARTNERS, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SHARONDALE PARTNERS, by themselves, as such Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

