22-1-255

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0203-60324

Return to:
LENDER'S TITLE and ESCROW, LLC
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 62,000.00.

Affiant

Subscribed and sworn to before me, this ~~16th~~ 12th day of April, 2002.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Sharkey 108-B Myatt Drive Madison, TN 37115	Same	043-11-0 139.00

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, Charles C. Harter and wife, Patricia M. Harter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Sharkey, 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. 12 on the Plan of the Resubdivision of Lots No. 1 & 13 of the Anderson Estates, not of record, and further described as follows:

Said Lot No. 12 fronts 50 feet on the westerly margin of Myatt Drive and runs back between parallel lines 150 feet to a line on the rear which measures 50 feet.

Included in the above description but expressly excluded from this conveyance is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from M.O. Baker and wife, Dollie Mae Baker of record in Book 4355, Page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles C. Harter and wife, Patricia M. Harter by deed from Robert D. Adkins and wife, Shirley Adkins of record in Book 10156, Page 18, Register's Office for Davidson County, Tennessee.

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 108-B Myatt Drive, Madison, TN 37115.

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.

Davidson County DEEDWARR
Recvd: 05/22/02 14:37 2pgs
Fees:13.00 Taxes:229.40
20020522-0062526

12th

WITNESS my hand this ~~18th~~ day of April, 2002.

Charles C. Harter

Patricia M. Harter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles C. Harter and Patricia M. Harter, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, Tennessee, this 12th day of April, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 07/27/2002

