40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/02 16:17 2pgs
Fees:13.00 Taxes:536.50

20021115-0142331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Sharp (NAME)	(NAME)	MAP 083-10-0
403 North 16th Street (ADDRESS)	(ADDRESS)	PARCEL 21
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kyle L. Burton and Barbara J. Phillips-Abbott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen M. Sharp and husband, Brian T. Sharp

HEREINAFTER CALLED THE 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 Nos. 262 and 263 on the Plan of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for said County.

Said Lot Nos. 262 and 263 front 30 feet on the easterly side of North 16th Street and extend back between parallel lines 128 feet to an alley.

Being the same property conveyed to Kyle L. Burton and Barbara J. Phillips-Abbott and husband, Wilfred H. Abbott by deed from Enrica Shaw Williams and husband, Lonnell Harris of record in Book 11548, page 175, said Register's Office. The said Wilfred H. Abbott has since died.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Charles W. Burton joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Kyle L. Burton.

unimproved ( )
This is improved (X) property, known as 403 North 16th Street, Nashville, TN 37206
(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 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 our hand s this 12th day of November, 2002

Kyle L. Burton by [signature] Atty in Fact
Kyle L. Burton

Barbara J. Phillips-Abbott by [signature] Atty in Fact
Barbara J. Phillips-Abbott

Charles W. Burton by [signature] Atty in Fact
Charles W. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Andrew B. Gibson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kyle L. Burton and husband, Charles W. Burton and Barbara J. Phillips-Abbott, and who acknowledged that he executed the same as the free act and deed of Kyle L. Burton and husband, Charles W. Burton, and Barbara J. Phillips-Abbott, unmarried.

Witness my hand and official seal this 31st day of March, 2002.

Elaine Phelps
Notary Public

My Commission Expires: 11/27/04

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004