THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13508B

MAP/GROUP/PARCEL:
104-11-O-I/013.00 CO

Davidson County DEEDWARR
Recvd: 01/15/03 14:31 2pgs
Fees:13.00 Taxes:462.50
20030115-0006578

NEW OWNER'S NAME AND ADDRESS:
MIKETOO PROPERTIES
1309 BRIARVILLE ROAD
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, J. GARY SHARP and JOYCE E. SHARP, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto MIKETOO PROPERTIES, a Tennessee general partnership, their heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 2028, known as 2028 Convent Place, Nashville, Davidson County, Tennessee, 37205, and being a part of Charlton Square, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6464, Page 105, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, attached as Exhibit J to said Master Deed for a more complete and accurate description of said Unit, and to the Plat of record in Plat Book 6250, Page 372, Register's Office for Davidson County, Tennessee.

The subject property is commonly known as 2028 CONVENT PLACE, Nashville, TN 37205.

> BEING the same property conveyed to Grantors herein by deed of record in Book 9194, Page 476, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

J. GARY SHARP

JOYCE E. SHARP

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, J. GARY SHARP and JOYCE E. SHARP, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of JANUARY 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $125,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of January 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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