Return to: **THIS INSTRUMENT PREPARED BY:** **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19923-04**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 24th day of JANUARY, 2003. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Mr. Brenan Sharp 1901 18th Avenue, South, #101 Nashville, TN 37212	**Send Tax Bills To:** GMAC Mortgage Corp. Attention: Tax Department P.O. Box 569760 Dallas, TX 75356	**Tax Information:** MAP 104-12-A PAR 7.00 CO FB 22W 22702

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES WALKER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRENAN SHARP, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1901 18th Avenue, South, #101, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of JANUARY, 2003.

CHARLES WALKER

Davidson County DEEDWARR
Recvd: 01/30/03 14:13 2pgs
Fees:13.00 Taxes:259.00
20030130-0013007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHARLES WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of JANUARY, 2003.

My Commission Expires: _____ Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101M, together with the appurtenant interest in the common elements of Magnolia Wedgewood Condominium, a horizontal property regime established by Master Deed of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Charles Walker, unmarried by deed from David Carnahan and Dona B. Carnahan, husband and wife of record as Instrument No. 20001002-0097021, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 6225, page 168; (3) Restrictions of record in Book 6258, page 718; and (3) All matters appearing on the Plan of record in Plat Book 4885, page 87 and Plat Book 5190, page 44, said Register's Office.