(2)
Book

This Instrument Prepared By: (FRH)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Map 117-14
Parcel 129

Address New Owner/
Send Tax Bills to:

Jackie J. Daniel, Hardin H. Daniel,
Nancy Rush and Stephen K. Rush
2211 Bandywood Drive
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/08/03 14:59 4pgs
Fees:23.00 Taxes:4070.00

20030508-0062102

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT ANDREW SHARP, SR.** (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **JACKIE J. DANIEL, HARDIN H. DANIEL, NANCY RUSH and STEPHEN K. RUSH**, as tenants in common (hereinafter collectively the "GRANTEE"), their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 2211 Bandywood Drive, Nashville, Tennessee 37215. This is not Grantor's principal residence.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S heirs, successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 30th day of April, 2003.

Robert Andrew Sharp, Sr.

ROBERT ANDREW SHARP, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, ROBERT ANDREW SHARP, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires:
STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of April, 2003.

Notary Public

My Commission Expires:
STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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EXHIBIT A

Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 37 and the west 10 feet of Lot No. 36 on the Map of part 2, Geo. Water's Subdivision, as of record in Book 1130, page 68, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 70 feet on the south side of Bandywood Road, and run back between lines, 292.9 feet on the west line of Lot No. 37 and 293.3 feet, more or less, on the east line of part of Lot No. 36, to a dead line on the rear, measuring 70 feet thereon.

Being part of the same property conveyed to Robert Andrew Sharp, Sr. by Executor's Deed, of record in Book 10656, page 840, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 36, on the Map of part 2, Geo. Water's Subdivision, as of record in Book 1130, page 68, Register's Office for said County.

Beginning at a point in the southerly margin of Bandywood Road, said point being 10 feet easterly from the common front corner of Lot Nos. 36 and 37; thence eastwardly along the margin of Bandywood Road, a distance of 20 feet to a point which is 30 feet west of the common front corner of Lots Nos. 35 and 36, thence southwardly along a line 30 feet westwardly from and parallel to the line between said Lots Nos. 35 and 36, a distance of 293.6 feet more or less to a point in the rear line of Lot No. 36; thence westwardly along said rear line of Lot No. 36, 20 feet to a point which is 10 feet east of the common rear corner of Lots Nos. 36 and 37; thence northwardly along a line 10 feet east of and parallel to the line between Lots Nos. 36 and 37, a distance of 293.3 feet more or less to the point of beginning.

Being the same property conveyed to Finis R. Sharp, Jr. and wife, Mary T. Sharp, by deed from W.C. Johnson and wife, Evelyn V. Johnson, of record in Book 4362, page 219, Register's Office for Davidson County, Tennessee. The said Finis R. Sharp, Jr. having predeceased Mary T. Sharp. The said Mary T. Sharp having since died. The Last Will and Testament of Mary Dean Tucker Sharp, of record in Will Book 198, page 145, Seventh Circuit Court, Probate Division for said County, devised the subject property to Robert Andrew Sharp, Sr. The said Mary Dean Tucker Sharp and Mary T. Sharp being one and the same person.

EXHIBIT B

Title Exceptions

1. Real property taxes for the year 2003, a lien, but not yet due and payable, which have been prorated between the parties.

2. Matters shown on the ALTA Property Survey, dated February 4, 2003, prepared by Patrick S. Coode, Tennessee RLS #855, John Kohl and Company, P.C., 400 Seventh Avenue, South, Nashville, Tennessee 37203, File No. 51925-379.

3. Terms and conditions of that certain Agreement Concerning Improvements dated on or about the date of this Deed, concerning the removal of certain personal and other property located at 2211 Bandywood Drive, Nashville, Davidson County, Tennessee.