THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

David E. Sharer
Affiant

Sworn to and subscribed before me this 24 day of April, 2003.

Kristie C. Hayes
NOTARY PUBLIC

My Commission Expires: 2/9/06

KRISTIE C. HAYES NOTARY PUBLIC SOUTH C

Davidson County DEEDWARR
Recvd: 05/29/03 16:06 2pgs
Fees:13.00 Taxes:185.00
20030529-0072779

ADDRESS - NEW OWNER
Charles J. O'Brien
c/o AmTitle
515 Rivergate Pkwy.#111
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 108-3
Parcel 73

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Diane Slater and David E. Sharer, the only heirs-at-law of Marvin Noble Sharer**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Charles J. O'Brien**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55A, Zone Lot Division of Lots 54 and 55, Patio Villa, Section 5, as of record in Book 6250, page 726, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Marvin N. Sharer, Jr., unmarried, by deed from Intercontinental Construction Corp., of record in Book No. 6776, page 481, Register's Office for Davidson County, Tennessee, the said Marvin N. Sharer, Jr., having since died intestate leaving Grantors herein as his only heirs-at-law.
This is improved property known as 3077 Casa Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns

and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 24 day of April, 2003.

Susan Diane Slater
Susan Diane Slater

Dan E. Sharer
David E. Sharer

State of South Carolina)
County of Spartanburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **David E. Sharer**, the Bargainer, 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.

KRISTIE NOTARY PUBLIC SC

WITNESS my hand and official seal this 24 day of April, 2003.

Kristie C. Hayes
NOTARY PUBLIC

My Commission Expires: 2/9/06

Country of Australia
State of New South Wales
Wahroonga NSW 2076

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Susan Diane Slater**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of May, 2003.

Angela Vasta
NOTARY PUBLIC

ANGELA VASTA 200100321 IN & FOR THE STATE OF NSW JUSTICE OF THE PEACE

My Commission Expires: _____