Davidson County DEEDWARR
Recvd: 08/29/03 11:43 2pgs
Fees:13.00 Taxes:1665.00
20030829-0125807

Box 57

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Alison S Douglas
AFFIANT

Subscribed and sworn to before me, this 29 day of August, 2003.

Notary Public
NOTARY PUBLIC

My Commission Expires: 7-30-05

Address New Owners as Follows:
Alison S. Douglas
919 Lynwood Blvd.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 145
Parcel 135

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 of which is hereby acknowledged,

William A. Sharp and wife Diana L. M. Sharp, (collectively "Grantor") do hereby bargain, sell, transfer and convey unto **Alison S. Douglas** ("Grantee") her successors and assigns, all their right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 2 on the Plan of Mary Nelson Wade Property as of record in Book 6050, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Together with a non exclusive ingress and egress easement and roadway maintenance agreement of record in Book 9957, Page 252, as amended in Book 10964, Page 433, Register's Office for Davidson County, Tennessee

Being the same property conveyed to William A. Sharp and wife Diana L. M. Sharp by deed from Jeffery P. Lawrence and wife Melinda McAlister Lawrence of record in Book 10982, page 439, Register's Office for Davidson

County, Tennessee.

This is unimproved property known as 1621 Otter Creek Road, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Current years taxes which are being prorated and assumed by Grantee
2. Easement for sanitary sewers/ and or storm drainage of record in Book 8290, page 920, Register's Office for Davidson County, Tennessee.
3. Easement and roadway maintenance agreement of record in Book 9957, Page 252, as amended in Book 10964, Page 433, Register's Office for Davidson County, Tennessee.
4. Matters shown on plan of record in Plat Book 6050, Page 463,said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Alison S. Douglas**, her heirs, representatives and assigns, forever.

AND **William A. Sharp and wife Diana L. M. Sharp,** do hereby covenant with the said **Alison S. Douglas,** that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as stated above.

AND **William A. Sharp and wife Diana L. M. Sharp** do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said **Alison S. Douglas**, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 29 day of August, 2003.

William A. Sharp

Diana L. M. Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William A. Sharp and wife Diana L. M. Sharp,** the bargainors, with whom I am personally acquainted (or proved to me on a satisfactory basis), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 29 day of August, 2003.

NOTARY PUBLIC

My commission expires: 7-30-05