WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/04 11:04 2pgs
Fees:13.00 Taxes:462.46

20040309-0026837

LYNDA L. KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,990.00

LoQuida Charmane Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2004

Lynda L. King
Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LoQuida Charmane Williams (NAME)	Harpeth Financial Services, Inc. (NAME)	MAP
5441 Hickory Drive (ADDRESS)	631 2nd Avenue, South, Suite 3R (ADDRESS)	176-05-0-
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	A-127.00 CO.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Sharpe and wife, Jessica M. Sharpe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LoQuida Charmane Williams, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 88, Hickory Woods Estates, Section c, as shown on survey and plat of same appearing of record in Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James D. Sharpe and wife, Jessica M. Sharpe, by deed from Kenneth E. Youngstead and wife, Michelle D. Youngstead, as shown of record as Instrument #20010406-0034107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9786, page 923; Book 9680, page 319; Book 9678, page 213; Instrument #200012070120450; Book 9678, page 187; and Book 9764, page 44; Register's Office for Davidson County, Tennessee. This conveyance is also subject to a TVA easement of record in Book 86, page 429; to a right-of-way of record in Book 5897, page 209; to a sewer easement of record in 4435, page 20, Book 6942, page 830, Book 7145, page 614, and Book 7145, page 618; to an ingress/egress esaement of record in Book 4725, page 961; to sewer taps of record in Book 5935, pages 707-719; and Book 6008, page 756; to a right to access water sewer and gas of record in Book 7224, page 642; to a deed to metro for sewerage of record in Book 7224, page 642; and to a transmission line easement of record in Book 9632, page 973; Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 5441 Hickory Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 3rd day of March, 2004

James D. Sharpe

Jessica M. Sharpe

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Sharpe and wife, Jessica M. Sharpe

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 3rd day of March, 2004.

Commission expires 5-21-07

LINDA KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public