Davidson County DEEDWARR
Recvd: 03/22/04 12:23 3pgs
Fees:18.00 Taxes:816.78
20040322-0032131

This Instrument Prepared by E. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

Return to: COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

File #03-7281

AIGR-01042

WARRANTY DEED

THIS INDENTURE, made this 8TH day of MARCH, A.D., 2004, between **DAVID FORREST PIERCE, AND DEBORAH DELL QUALLS PIERCE, husband and wife, as joint tenants with Right of Survivorship**, of the City of NASHVILLE, State of TENNESSEE, First Parties, and **JAMES D. SHARPE AND JESSICA M. SHARPE**, HUSBAND AND WIFE, of the City of NASHVILLE, State of TENNESSEE, Second Parties.

WITNESSETH; that said First Parties, for and in consideration of the sum of **TEN AND NO/100** ($10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING Lot No. 62, on the plan of Phase One, Lakeridge, of record in Plat Book 7900, page 962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same conveyed to DAVID FORREST PIERCE AND DEBORAH DELL QUALLS PIERCE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from Michael C. and Janice V. Petty, of record in Book 10629, Page 278, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 605 NORTH LAKERIDGE PLACE, NASHVILLE, TN 37214

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except {PLEASE SEE EXHIBIT 'A' ATTACHED HERETO}and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

David Forrest Pierce (L.S.)
David Forrest Pierce By Linda Carley, Attorney in fact

Deborah Dell Qualls Pierce (L.S.)
Deborah Dell Qualls Pierce By Linda Carley, Attorney in fact

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, Linda Carley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Forrest Pierce, and acknowledged that he executed the same as the free act and deed of said David Forrest Pierce, as per Limited Power of Attorney of record in Instrument No. _____, said Register's Office.

WITNESS my hand and official seal at Madison, Tennessee, on this the 8th day of March, 2004.

Barbara Black
NOTARY PUBLIC

MY COMMISSION EXPIRES:

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, Linda Carley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Dell Qualls Pierce, and acknowledged that he executed the same as the free act and deed of said Deborah Dell Qualls Pierce, as per Limited Power of Attorney of record in Instrument No. _____, said Register's Office.

My Commission Expires Nov 26, 2005

WITNESS my hand and official seal at Madison, Tennessee, on this the 8th day of March, 2004.

Barbara Black
NOTARY PUBLIC

MY COMMISSION EXPIRES:

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE NAME AND ADDRESS OF PROPERTY OWNER
OWNER: JAMES D. SHARPE AND JESSICA M. SHARPE, HUSBAND AND WIFE
ADDRESS: NORTH LAKERIDGE PLACE
NASHVILLE, TN 37214

My Commission Expires Nov 26, 2005

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
James D. Sharpe
1605 N. Lakeridge Place
Nashville, TN 37214

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $220,750.00.

Affiant Clarence C. Allen

Subscribed and sworn to before me this 8th day of March 2004.

Notary Public Barbara Black

MY COMMISSION EXPIRES:

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

MAP AND PARCEL MAP 109-1-A PARCEL 1300

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 109-1-A, PARCEL 13CO).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 792, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS fpr LAKERIDGE, of record in Book 9669, Page 715, Register's Office for DAVIDSON County, Tennessee.