Davidson County DEEDWARR
Recvd: 06/16/04 11:27 2pgs
Fees:13.00 Taxes:1110.00

20040616-0071123

PICK-UP

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $300,000.00.

Subsribed and Sworn before me this the 15th day of June, 2004.

Affiant

Notary Public

(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 400552

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Suzanne Werthan
2506 Blair Blvd.
Nashville, TN 37212

Send tax bills to:
new owner

Map 104-11 Parcel 287

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fred L. Sharp, A Married Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Suzanne Werthan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 147 on the Plan of Bransford Realty Company Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Fred L. Sharp by Deed of record in Instrument No. 20030904-0128434; said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2506 Blair Blvd., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 15th day of June, 2004.

Fred L. Sharp

Patricia Sharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Fred L. Sharp and Patricia Sharp 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, this 15th day of June, 2004.

My commission expires:

_____

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006