File #200420291

Davidson County DEEDWARR
Recvd: 08/02/04 12:52 2pgs
Fees:13.00 Taxes:262.70
20040802-0092156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00.

Bailey G. Heflin III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey G. Heflin, III	Bailey G. Heflin, III	Map: 90-12-251
(NAME) 1133 Oman Drive	(NAME) 1133 Oman Drive	Parcel:
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **BRUCE A. SHARPE AND WIFE, BETTY SUE SHARPE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BAILEY G. HEFLIN, III, 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. 30, on the Plan of Westboro, Section 6, as shown by plat appearing of record in Plat Book 3106, Page 114, as amended in Book 3571, Page 383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bruce A. Sharpe and wife, Betty Sue Sharpe by Warranty Deed dated February 27, 1995 of record in Book 9607, Page 281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 3106, Page 114, as amended in Book 3571, Page 383, and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 638 Freedom Place, Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of July, 2004.

Bruce A. Sharpe

Betty Sue Sharpe

Betty Sue Sharpe

STATE OF TENNESSEE

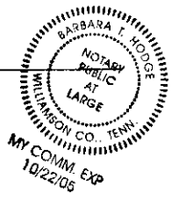
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Bruce A. Sharpe and wife, Betty Sue Sharpe who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2004.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064