File #200410277

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Sharp	NEW OWNER	Map: 104-01-360
(NAME) 1705 Kenesaw Drive	(NAME)	Parcel:
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **LORI S. CRAWFORD, FORMERLY KNOWN AS LORI S. GARDNER, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FRED L. SHARP, 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 Nos. 22, 23, 24 and 25, on the Plan of West End Park Terrace, as shown by plat appearing of record in Book 547, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Lori S. Gardner, unmarried by Warranty Deed dated August 31, 1998 of record in Book 11096, Page 305, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the principal residence of Grantor's spouse.

This conveyance is subject to the following:
All matters shown on the plan of record in Book 547, Page 36; 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 413 St. Francis, Nashville, TN 37205
(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.

Davidson County DEEDWARR
Recvd: 09/02/04 09:56 2pgs
Fees:13.00 Taxes:684.50
20040902-0106218

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 31st day of August, 2004.

Lori S. Crawford

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Lori S. Crawford who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2004.

Notary Public

My Commission Expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027