FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Sharon M Tinsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sharon M. Tinsley	NEW OWNER	Map 86
4976 Tulip Grove Lane		Group 4-0-B
Hermitage, TN 37076		Parcel 70 CO

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, we

B & P Developments, Inc

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sharon M. Tinsley, 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:

BEING Lot No. 25, on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to B & P Developments, Inc. by deed from Johnnie Odell Withers, Sr., of record in Book 8828, Page 756, dated December 18, 1992, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9082, Page 567 and Book 9082, Page 589, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 198, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 4980 Tulip Grove Lane, Hermitage, TN 37076

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 my hand this 20th day of October, 2004.

B & P Developments, Inc
BY: David H. Parker, President
David H. Parker
President

Davidson County DEEDWARR
Recvd: 10/21/04 15:40 2pgs
Fees:13.00 Taxes:55.50
20041021-0127055

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David H. Parker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the B & P Developments, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David H. Parker as such President.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of October, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.