Davidson County DEEDWARR
Recvd: 05/11/05 10:10 2 pgs
Fees:13.00 Taxes:462.13

20050511-0053098

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 29th day of April, 2005.

Notary Public
My commission expires: 4/16/06

15-0504-150248

Address of New Owner:	Send Tax Bills to:	Tax Information
Anna Sharpe 5616 Royal Court Hermitage TN 37076	Bank of America 9000 Southside Blvd.,#700 Jacksonville, FL 32256	087-05-0-A 112.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Renee Hook, unmarried and Corey Linn, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anna M. Sharpe, unmarried**, hereinafter called the Grantee, her successors 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 Lot No. 140 on the Plan of Farmingham Woods Phase III, of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Renee Hook, unmarried and Corey Linn, unmarrried, by deed from David L. Compton and wife, Deborah A. Compton, dated 12-02-03, of record in Instrument No. 20031229-0182856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5616 Royal Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of April, 2005.

Renee Hook

Corey Linn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Renee Hook and Corey Linn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 29 day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON