This Instrument Was Prepared By:
Michael K. Radford
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/01/05 13:11 3 pgs
Fees:18.00 Taxes:684.50
20050601-0061688

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deron Sharpe and wife, Stephanie Sharpe** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lucas J. Hoge** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31st day of May, 2005.

Deron Sharpe

Stephanie Sharpe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Deron Sharpe and wife, Stephanie Sharpe** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2005

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of May, 2005.

Notary Public

My Commission Expires:_____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES:
AUGUST 22, 2005

Map and Parcel: 147-10-214.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lucas J. Hoge
635 Durrett Drive
Nashville, TN 37211

Exhibit "A"

Being Lot No. 8 on the plan of B.J. Home Builders Subdivision, Section One, of record in Plat Book 8250, page 833, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Deron Sharpe and wife, Stephanie Sharpe, from B.J. Home Buiders, Inc. by Warranty Deed dated 05/26/00, and recorded 05/26/00 in Instrument Number 200005260052731, said Register's Office.

Map and Parcel: 147-10-214.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property. The taxes for the current year which have been prorated and assumed by the Grantee(s) herein.