This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1050266

Davidson County DEEDWARR
Recvd: 07/12/05 14:07 3 pgs
Fees:18.00 Taxes:425.13
20050712-0080699

Send Tax Bills To:	**New Owners:**	**MAP 64-12-0-A-138.00**
William A. Sharer	138 Saddle Tree Drive	
Mary A. Sharer	Hermitage, TN 37076	
138 Saddle Tree Drive	William A. Sharer	
Hermitage, TN 37076		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Donna D. Hall** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William A. Sharer Jr. and wife, Mary A. Sharer**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building identified as Property Map No. 138 as shown on the Plan of Fox Run Section 1 (a condominium), of record in Book 4860, Page 52, in the 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 Donna D. Hall by Warranty Deed from Robert E. Lee, Sr. dated April 07, 2000 and recorded April 13, 2000 in Instrument No. 200004130037336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of Fox Run Section 1 of record in Book 4956, Page 582; By-Laws of record in Book 4956, Page 590, as amended in Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582 and Book 5896, Page 51, said Register's Office.

This conveyance is subject to all matters of record on plat in Plat Book 4860, page 52, Register's Office for Davidson County.

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; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of June, 2005.

GRANTOR:

Donna D. Hall

Donna D. Hall

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donna D. Hall** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of June, 2005.

Angela Windham
Notary Public

My Commission Expires: 3-22-08

ANGELA WINDHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE /
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $114,900.00.

Mary A Sharer
Affiant

SWORN TO and subscribed before me this 21st day of June, 2005.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires:

12.15.07