Davidson County DEEDWARR
Recvd: 10/11/05 13:03 2 pgs
Fees:13.00 Taxes:1239.50

20051011-0122510

WARRANTY DEED

G-MF-05-5540

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-08

(AFFIX SEAL)

Notary Public At Large — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Sullivan	Volunteer Trust mtg. (NAME)	
5540 Hearthstone Lane (ADDRESS)	301 S. Perimeter Park Dr. #125 (ADDRESS)	~~160-11A-74.00 CO~~ 160-11-0-A-74
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD W. SHARER AND PAMELA A. SHARER,HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID SULLIVAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 74, HEMMINGWOOD, PHASE II,III AND IV, as shown on plat of record in Plat Book 6900, Pages 7 and 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald W. Sharer and Pamela A. Sharer, husband and wife by Warranty Deed from Larry G. Varnum and wife, Betty B. Varnum f/k/a Betty B. Eldridge, recorded on the 24th day of October, 2001 in Instrument No. 20011024-0116426, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, pages 7 and 8; Book 6730, page 329; Book 6892, page 540; Book 6925, page 268; Book 6948, page 268; Book 7269, page 387; Book 7474, page 205; Book 6704, page 373 and amended in Book 6936, page 893 and further amended in Book 7496, page 163 and Book 8762, page 169; Book 6962, page 404 and re-recorded in Book 7207, page 84; Book 4974, page 788; Book 10170, page 584; Book 6728, page 673; Book 7310, page 777 and Book 8191, page 242, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5540 Hearthstone Lane, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2005.

Ronald W. Sharer

Pamela A. Sharer

STATE OF Tennessee
COUNTY OF Davidson

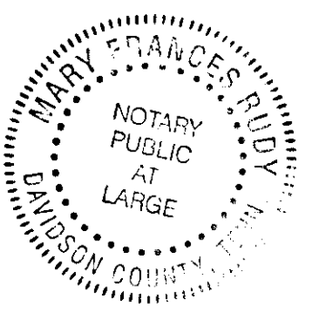
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald W. Sharer and Pamela A. Sharer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903