State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $113,500.00.

Tammy E. Jarrett
Affiant

Subscribed and sworn to before me, this 27th day of February, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

Davidson County DEEDWARR
Recvd: 03/02/06 09:01 2 pgs
Fees:13.00 Taxes:419.95
20060302-0024023

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:
Tammy E. Jarrett
405 Plantation Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map/Parcel Number:
142-5-O-A-79-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 consideration, the receipt of which is hereby acknowledged, I/we, **C. Edward Sharp and wife, Tina R. Sharp**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tammy E. Jarrett, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. L-3 with the Carport designated No. L3-C on the Plan of River Plantation, Section 2, Condominium Apartments of record in Book 4460, Pages 136 & 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to C. Edward Sharp and wife, Tina R. Sharp by Warranty Deed from James A. Kearley and wife, Realta B. Kearley, dated February 27, 1990, recorded March 1, 1990, of record in Book 8055, Page 367, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 136 & 137, Register's Office for Davidson County, Tennessee.

TVA easement set forth in the instrument recorded in Book 2274, Page 574, Book 2277, Page 619 and Book 3028, Page 605, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 8061, Page 341 and Book 9326, Page 917, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Apartment, subject to rights of others in and to common areas/elements and lien for special assessment contained in DCCR's/Master Deed.

2006 Davidson County taxes $1,212.00 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 405 Plantation Court, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of February, 2006.

C. Edward Sharp

Tina R. Sharp
Tina R. Sharp

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named C. Edward Sharp and Tina R. Sharp, the bargainor(s), 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 27th day of February, 2006.

Commission Expires: 12/09/08

Notary Public: Devon E. Sutherland

DEVON E. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075