THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.;
Woodard & Shelton.
1114 West Main Street; P.O. Box 708
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Davidson County DEEDWARR
Recvd: 03/15/06 13:34 3 pgs
Fees:18.00 Taxes:2035.00
20060315-0029914

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Rebecca S. Sharpe Michael R. Sharpe 6120 Montcrest Drive Nashville, TN 37215	New Owner	158-03-0-011.00

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and for other good and sufficient and valuable consideration(s), the receipt of which are hereby acknowledged, J. CHAD WISE (aka Jacob C. Wise), *unmarried,* hereinafter called the Grantor, has bargained and sold by these presents does transfer and convey unto REBECCA S. SHARPE AND SPOUSE, MICHAEL R. SHARPE, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson Co., Tennessee, being Lot No. 64 on the plan of Section 2 of Hillsboro Park , Sec 2 Hillsboro Park.

Being the same property conveyed to Jacob C. Wise, unmarried, by deed from Robert Aaron Bain and N.E. Bain, Jr., and Carol BainGammill (heirs of Joe R. Coggin and Josephine B. Coggin as evdienced by Willl Book 214, page 844, Davidson Co. Probate Court) with said deed dated 10/27/1997 and of record in book 10671, page 80, Register's Office of Williamson County, Tennessee.

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. 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.
2. Applicable governmental and zoning regulations.
3. Roads, ways, streams or easements, **f** any, not shown by the public records, riparian rights and the title to any filled-in lands.
4. Sewer Easement in Book 7853, Page 210 Reg. Office Davidson Co.

5. 2006 Metro Davidson Co. property taxes that are not dueand payable until Oct. 1, 2006 with said taxes prorated between the partes at closing.

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;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims ofall 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(S) THIS 3RD DAY OF FEBRUARY, 2006, IN WILLIAMSON COUNTY, TENNESSEE.

x _____
J. CHAD WISE

x _____
by Rodney Wise, Atty in Fact

x _____
JACOB C. WISE

x _____
by Rodney Wise, Atty in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 3rd day of March, 2006, before me personally appeared RODNEY WISE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. CHAD WISE (AKA JACOB C. WISE) acknowledged that such person executed the same as the free act and deed of J. CHAD WISE (AKA JACOB C. WISE).

Personally appeared before me, the undersigned, a Notary for said state and county, RODNEY WISE, the ATTORNEY IN FACT FOR J. CHAD WISE AND JACOB C. WISE, and who acknowledged that he executed the foregoing instrument on behalf of Jacob C. Wise (aka J. Chad Wise) and that he had full authority to so act as the attorney in fact for Jacob C. Wise (aka J. Chad Wise) and that the foregoing was signed and executed for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Williamson County, Tennessee this 3rd day of February, 2006.

NOTARY PUBLIC

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/19/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 550,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 3rd day of February, 2006 in Williamson County, Tennessee.

NOTARY PUBLIC

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/19/07