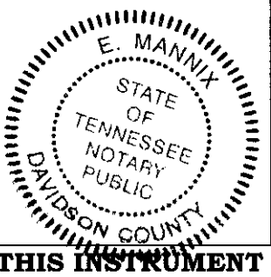
Davidson County DEEDWARR
Recvd: 04/07/06 12:20 3 pgs
Fees:18.00 Taxes:851.00

20060407-0040524



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2006.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Raymond F. Bluth	**New Owner**	**Part of 178 017.00**
1230 McGrace Lane		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Katherine S. Sharp, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond F. Bluth and wife, Nicole L. Schlechter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" for Legal Description

Being part of the same property conveyed to Katherine S. Sharp by deed from Wolodymyr Kindrat and wife, Zazilia Kindrat, dated July 11, 1989 of record in Book 7887, Page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record and subject to reciprocal Easement Agreement in Instrument No. 20010425-0041140, Register's Office for Davidson County, Tennessee.

This is Unimproved property, known as **Hester Beasley Road, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 March, 2006.

Katherine S. Sharp
Katherine S. Sharp

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Katherine S. Sharp** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **March, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06



EXHIBIT A

Land in Davidson County, Tennessee in the 9th Civil District, described according to a copy of a plat showing the location of improvements made by C. K. McLemore, Surveyor, Franklin, Tennessee, dated November 15, 1962, as follows:

Beginning at a stake in the forks of a public road leading into Hester Beasley Road at Mrs. C. H. Yorks's northeast corner; thence along the southerly margin of the Public Road, south 60 degrees east 3 poles; thence leaving said road, south 30 degrees east 52.4 poles to a stake; south 49 degrees east 15.6 poles to a beech; south 47 1/2 degrees east 10 poles to a sugar tree; thence south 67 1/2 degrees east 15.4 poles to the northeast corner of Tract No. 3 as conveyed to Allen Dobson by deed from Rufus Gann, Trustee, as of record in Book 1066, page 417, Register's Office; thence with Dobson's northern boundary lines, south 62 1/2 degrees west 140 poles to a sugar tree thence north 3 1/2 degrees east 86.2 poles to a stake with chestnut and oak pointers, being the southwest corner of Mrs. C. H. York's property; thence with the southern boundary of said Tract, south 77 degrees east 21 1/2 poles to a stake near a large chestnut at the top of a hill; south 47 degrees east 24 poles to a stake; thence north 49 degrees east 23 1/2 poles to a stake, a corner of a tract of 1.43 acres conveyed to David A. King, by deed from Jane E. Batson York, as of record in Book 3376, page 353 Register's Office; thence along the west line of said Tract, north 10 1/2 degrees east 48 1/2 poles to a stake in the west line of a driveway; thence north 35 degrees west 4-1/8 poles to a stake on bank; thence north 45 degrees west 6 1/4 poles to a stake in bank of low bluff; thence north 1 degree east 2 poles to an iron pin in rock 10 feet below bridge in center of branch to the point of beginning, containing 36.43 acres more or less.

Being the same property conveyed to Katherine S. Sharp by warranty deed of Wolodymyr Kindrat and wife, Zazilia Kindrat of record in Book 7887, page 787, Register's Office of Davidson County, Tennessee.

Included in this description, but expressly excluded is the following tract of land, surveyed by John Kohl & Company, License # 855, by survey dated 2/24/06.

LAND IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY CONVEYED TO KATHERINE S. SHARPE OF RECORD IN DEED BOOK 7887, PAGE 787, REGISTERS OFFICE FOR DAVIDSON COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO DAN PROPERTIES L.P. OF RECORD IN DEED BOOK 9557, PAGE 36 R.O.D.C. SAID IRON PIN BEING 23 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF A CONCRETE BRIDGE CROSSING LINTON BRANCH LEADING TO HESTER BEASLEY ROAD;

THENCE CONTINUING ALONG SAID LINE OF DAN PROPERTIES L.P., S 36°29'38" E 54.20 FEET;

THENCE S 29°33'46" E 538.33 FEET;

THENCE ALONG A NEW LINE S 60°26'14" W 126.14 FEET;

THENCE S 11°42'08" W 573.72 FEET;

THENCE N 78°17'52" W 327.08 FEET TO A POINT IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO ANDREW L. MAYO OF RECORD IN DEED BOOK 4956, PAGE 916, R.O.D.C.;

THENCE ALONG SAID LINE OF ANDREW L. MAYO N 52°35'03" E 162.04 FEET TO AN IRON PIN AT A FENCE POST;

THENCE N 11°42'08" E 856.56 FEET TO AN IRON PIPE;

THENCE N 31°19'55" W 73.05 FEET;

THENCE N 45°47'27" W 98.94 FEET;

THENCE N 05°05'01" E 31.65 FEET TO POINT IN THE SOUTHERLY LINE OF SAID DAN PROPERTIES, L.P.;

THENCE ALONG SAID LINE OF DAN PROPERTIES, L.P. S 59°36'42" E 60.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES MORE OR LESS.