Davidson County DEEDWARR
Recvd: 04/27/06 13:59 2 pgs
Fees:13.00 Taxes:471.75

20060427-0048422

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7548

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$127,500.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2006.

Notary Public

My commission expires: 7/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Patrick F. Sharpe, Sr. **Brenda J. Sharpe**	**SAME AS NEW OWNER**	**10203007800**
504 Landau Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Philip N. Brady and wife, Rita K. Brady

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

Patrick F. Sharpe, Sr. and wife Brenda J. Sharpe

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:

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

Land in Davidson County, Tennessee, being Lot No. 1274 on the Plan of Charlotte Park, Section 18, as of record in Plat Book 3600, page 51, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip N. Brady and wife, Rita K. Brady, by Deed from Keith E. Davidson and wife, Anita L. Davidson, dated 09/13/91, of record in Book 8445, Page 441, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **504 Landau Drive, Nashville, TN 37209**

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 that we are 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 convenant and bind ourselves, our 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 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 **17th** day of **April, 2006.**

Philip N. Brady

Rita K. Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Philip N. Brady and wife, Rita K. Brady,** the within named sellers, 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 **17th** day of **April, 2006.**

Notary Public

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010