WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 12:46 2 pgs
Fees:13.00 Taxes:582.75

20060608-0068185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

CA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF June 2006

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(NOTARY SEAL)

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Aguilar (NAME)	Bank of America, N.A. (NAME)	MAP 026-16
2412 Mansker Drive (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 039
Madison, TN 37115 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Franklin Sharpe, Jr. and Eric Edward Sharpe, Co-Executors of the Estate of Dora L. Sharpe, Deceased and Charles Franklin Sharpe, Jr. and **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Aguilar and wife, Zoila M. Aguilar

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:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Mansker Meadows, Section II, as of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 125 feet on the Southwesterly side of Mansker Drive, and runs back 350 feet on the Northwesterly line and 405.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 137 feet.

Being the same property conveyed to Charles F. Sharpe (a one-half undivided interest as tenants by the entireties) by Quitclaim Deed from Dora L. Sharpe, formerly Dora Wright, dated December 2, 1982, of record in Book 5972, Page 985, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dora Wright by Quitclaim Deed dated July 17, 1976 from Iantha Wright West, heir of Truman Lee Wright of record in Book 5055, Page 855, Register's Office for Davidson County, Tennessee. The said Dora L. Sharpe a/k/a Dora Jean Sharpe having since died on November 26, 2005 in Davidson County, Tennessee. The said Charles F. Sharpe predeceased Dora L. Sharpe on May 9, 1999 in Davidson County, Tennessee. Charles Franklin Sharpe Jr. and Eric Edward Sharpe executes this Instrument as Co-Executors pursuant to the Last Will and Testament of Dora L. Sharpe of record in Docket No. 06P171 in the Seventh Circuit Court of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2412 Mansker Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**Eric Edward Sharpe, Individually

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 and assigns forever; and we do covenant with 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 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 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 our hand S this 5th day of June 2006

Charles Franklin Sharpe, Jr.

Eric Edward Sharpe

The Estate of Dora L. Sharpe, Deceased
By: Charles F. Sharpe Jr.
Charles Franklin Sharpe, Jr., Co-Executor
By: Eric Edward Sharpe
Eric Edward Sharpe, Co-Executor

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Franklin Sharpe, Jr. and Eric Edward Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executor's of the Estate of Dora L. Sharpe, Deceased, the within named bargainor and that they as such Co-Executor's, being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Charles Franklin Sharpe, Jr. and Eric Edward Sharpe as Co-Executor's of the Estate of Dora L. Sharpe, Deceased.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 5th day of June, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Charles Franklin Sharpe, Jr. and Eric Edward Sharpe, Individually, the bargainors, 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 and official seal at Goodlettsville, Tennessee, this the 5th day of June, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON