Davidson County DEEDWARR
Recvd: 07/10/06 15:06 2 pgs
Fees:13.00 Taxes:332.63

20060710-0082653

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

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

Notary Public
My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Sharp 3356 Oak Trees Court Antioch TN 37013	New Owner	150-07-0-447.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Pamela Maryann McBath hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eric Sharp hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44-B on the Plan of Zone lot division of Lot 44, Lakeshore Woods, Section 3, of record in Plat Book 6250, page 102, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Pamela Maryann McBath, by deed dated 05/21/2003, from Rex Andrew Elwell, of record in Instrument No. 20030612-0081327, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Lakeshore Woods, Section 3 of record in Book 5200, page 621 and Book 6250 Page 102, in the Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6063, page 351, Book 6112, page 546, and made applicable in Book 6230,page 385 , in the Register's Office for Davidson County, Tennessee 4) Subject to any and all easements and restrictions showing and not showing of record.

This property is improved property known as 3356 Oak Trees Court, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of June, 2006.

Pamela Maryann McBath By PR Ross Attorney in Fact
Pamela Maryann McBath
By: Paul Ross, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2006, before me personally appeared Paul Ross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Pamela Maryann McBath acknowledged that such person executed the same as the free act and deed of Pamela Maryann McBath.

Carolyn A James
Notary Public

My Commission expires 11/22/08

FILE NO: WG1407

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY