27-A 1/4

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires

B-RW-06-0613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Mary K Parrish
Affiant

Subscribed and sworn to before me this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared B. Trotter	SunTrust Mortgage (NAME)	
613 Hidden Hill Drive (ADDRESS)	201 4th Ave. N. (ADDRESS)	76-5-108.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KERRY A. SHARP AND WIFE, KAREN SHARP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARED B. TROTTER & WIFE, KIMBERLY TROTTER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 114 ON THE PLAN OF HIDDEN HILL* OF RECORD IN PLAT BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

*Subdivision

BEING THE SAME PROPERTY CONVEYED TO KERRY A. SHARP AND WIFE, KAREN SHARP BY WARRANTY DEED FROM JAMES STEVEN RAY, UNMARRIED, RECORDED ON THE 4TH DAY OF JUNE, 1993 IN DEED BOOK 8972, PAGE 293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 613 Hidden Hill Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 20th day of July, 2006.

Kerry A. Sharp

Karen Sharp

Karen Sharp

Davidson County DEEDWARR
Recvd: 07/27/06 09:55 2 pgs
Fees:13.00 Taxes:447.70

20060727-0090736

STATE OF Tennessee
COUNTY OF Davidson

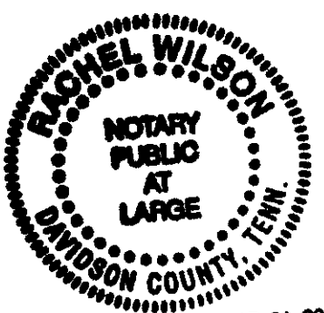
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerry A. Sharp and Karen Sharp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 31, 2007

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903