WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 13:27 3 pgs
Fees:18.00 Taxes:444.00

20070502-0052518

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Pamela Sharp	~~New Owner~~ FIRST Magnus	**61-10-74**
3853 Edwards Avenue	6003 N Wilmot	
Nashville, TN 37216	TUCSON AZ 85711	

FOR AND IN 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,

Thomas Issac Alexander, an unmarried man, nka Thomas Issac Alexander, a married man

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

Pamela Sharp, a single person

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Book 4885, page 27, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 5043, page 514, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: TAXES BECOME DUE AND PAYABLE OCTOBER 1 AND BECOME DELINQUENT MARCH 1.

(x) Improved
This ( ) Unimproved property is known as: **3853 Edwards Avenue**
Nashville, TN 37216

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 not 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 ever 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 hand this 24th day of April, 2007.

Thomas Issac Alexander **Sheryl Alexander**

Sheryl Alexander, joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Thomas Issac Alexander.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thomas Issac Alexander and Sheryl Alexander**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 24th day of April, 2007.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 01 2010 ROBERTSON COUNTY

Notary Public

My Commission Expires: _____

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Maplewood Heights, of record in Plat Book 4885, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Issac Alexander, a single man by Warranty Deed from Victoria Dawn Hollinger Swords, a married woman, filed for record 10/24/2003 in Instrument No. 20031024-0157488, Register's Office for Davidson County, Tennessee.