Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,800.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2007.

Notary Public
My commission expires: 7.21.07

Davidson County DEEDWARR
Recvd: 05/07/07 15:59 2 pgs
Fees:13.00 Taxes:483.96
20070507-0054920

15-0704-151057

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas J. Wolf		076-01-0-042.00
3069 Peoria Avenue		
Simi Valley, CA 93063	owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Bruce Sharpe and wife, Delores Erleen Sharpe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas J. Wolf and wife, Memriann Wolf hereinafter called the Grantees, their successors 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. 30, on the Plan of Oak Creek Subdivision, of record in Book 5200, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wilson Bruce Sharpe and wife, Delores Erleen Sharpe by deed from Fidelity Federal Savings & Loan, Association of Tennessee, dated October 7, 1988, recorded October 14, 1988, of record in Book 7678, Page 97, Register's Office for Davidson County, Tennessee.
>
> The Grantor, Wilson Sharpe, is one and the same person as Wilson Bruce Sharpe.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 652-654 Rehnea Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of April, 2007.

Wilson Bruce Sharpe

Delores Erleen Sharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wilson Bruce Sharpe and Delores Erleen Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 30th day of April, 2007.

State of Tennessee at Large

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires 6/23/2010