THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26834-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: James Thomas Sharp, Nellie Reece Sharp 5048 Ragland Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 146100067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles G. Barnes and wife, Andi E. Barnes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Thomas Sharp and wife, Nellie Reece Sharp** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5048 Ragland Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of July, 2007.

Charles G. Barnes by Jessica Bagge as Attorney-In-Fact

Andi E. Barnes by Jessica Bagge as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Jessica Bagge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Charles G. Barnes and Andi E. Barnes as their Attorney-In-Fact, as the free act and deed of the within named Charles G. Barnes and wife, Andi E. Barnes.

Witness my hand, at office, this 31st day of July, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/07/07 14:35 2 pgs
Fees:13.00 Taxes:1017.50

20070807-0094413

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Ragland Estates as of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles G. Barnes and wife, Andi E. Barnes, by deed dated March 28, 2005 from Aaron F. Hayek, married, of record in Instrument No. 20050401-0035454, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7693, page 619, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 104, Register's Office for Davidson County, Tennessee.