PREPARED BY:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

AFTER RECORDING RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of August, 2007 by and between **Charles Power Youree, unmarried,** herein after referred to as **GRANTOR**, and **Michael Sharp and wife, Jennifer Sharp** herein after referred to as **GRANTEE.**

WITNESSETH: That for and in consideration of **Sixty Nine Thousand Dollars ($69,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Being the middle part of Lot No. 281 in McGavock and Wetmore's Second Addition to Nashville called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said middle part of Lot No. 281 begins 33 1/3 feet north of the southeast corner of said lot on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs thence northerly with said Avenue, 33 1/3 feet and extends back westwardly between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Charles Power Youree in Instrument 20050929-0116923 recorded 9/29/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eaton Family Partnership, a general partnership in Instrument 20030304-0028432 recorded 3/4/2003, Register's Office for Davidson County, Tennessee.

Map & Parcel: 081-11-0-336
This is improved property known as: 1709 14th Avenue North Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2007 and subsequent years not yet due and payable.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Michael & Jennifer Sharp
1709 14th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
New Property Owner

Davidson County DEEDWARR
Recvd: 08/24/07 07:18 2 pgs
Fees:13.00 Taxes:255.30

20070824-0101214

WITNESS MY HAND on the day and year first written above

Charles Power Youree
Charles Power Youree

INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Charles Power Youree** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of August, **2007**.

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES

Notary Public

My Commission Expires: July 5th 2011

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($69,000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of August, **2007**.

Notary Public

My Commission Expires: July 5th 2011

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES