RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45439

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 10:11 2 pgs
Fees:13.00 Taxes:902.43

20070829-0103564

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Christopher Sharp	Same as New Owner	126-16-A-54
6625 Valleypark Drive		
Nashville, TN, 37221		

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, I/WE,

Keith Gray, and Kala Gray, husband and wife,

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

~~Michael Christopher Sharp and Connie D. Sharp, husband and wife,~~
Michael C. Sharp and Connie Sharp, husband and wife.
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 54 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Keith Gray and Kala Gray, husband and wife, by Quitclaim Deed from Lake Ridge Enterprises, Inc., Trustee for 6625 Valleypark Land Trust, of record in Instrument Number 20050106-0002354, Register's Office for Davidson County, Tennessee and being the same property conveyed to Keith Gray and Kala Gray, husband and wife, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No.: 20020611-0070608, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20011105-0121083 and as amended in Instrument No. 20020424-0050565 and in Instrument No. 20040430-0049313 and in Instrument No. 20040506-0051985, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The signatures of Keith Gray and Kala Gray are signed by their duly appointed attorney in fact, Michael Sanderson, asrecorded in ~~record~~/ instrument number _____, Registers Offfice for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6625 Valleypark Drive, Nashville, TN 37221

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 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 forever 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/our hand(s) this 24th day of August, 2007

X Keith Gray by Michael Sanderson A.I.F.
KEITH GRAY by Michael Sanderson, Attorney in Fact

X Kala Gray by Michael Sanderson A.I.F.
KALA GRAY by Michael Sanderson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, MICHAEL SANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for KEITH GRAY and wife, KALA GRAY, the bargainors, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of KEITH GRAY and wife, KALA GRAY as their free act and deed.

Witness my hand and official seal this 24th day of August, 2007.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010