Davidson County DEEDWARR
Recvd: 01/14/08 12:53 2 pgs
Fees:13.00 Taxes:375.92

20080114-0004084

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $101,600.00.

Jan Lawrence
Affiant

Subscribed and sworn to before me, this the 10th day of January, 2008.

Notary Public

My commission expires: 7.19.08

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles E. Sharpe	**Countrywide Bank FSB**	**14802000600**
213 Margo Lane	**801 Crescent Centre Dr, Ste 510**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jan Lawrence as Executrix of the Estate of James E. Sharpe

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles E. Sharpe, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 119 on the Plan of Section IV, Haywood Acres, as of record in Book 2900, page 93, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Sharpe and wife Dorothy R. Sharpe by deed from Randall Phillips Builders, Inc. of record in Book 3221, page 515, said Register's Office, dated April 25, 1961.

Said property belongs to the Estate of James E. Sharpe since both James E. Sharpe and Dorothy R. Sharpe have died, the said Dorothy R. Sharpe having predeceased James E. Sharpe, and said property is sold hereunder pursuant to the Last Will and Testament of James E. Sharpe, which was admitted to Probate by Order of Probate, dated March 29, 2007, and the Order Approving Sale of Real Estate, dated December 14, 2007, Probate Court for Davidson County, Tennessee, Docket No. 07P-526.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (__x__) unimproved (____) property known as 213 Margo Lane, Nashville, TN 37211.

14802000600
is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF January 10, 2008:

Jan Lawrence as Executrix of the Estate of James E. Sharpe

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Jan Lawrence, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of January, 2008.

My Commission Expires: 7-19-08

Notary Public

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY**
COUNTY OF Williamson)
) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 10th day of January, 2008.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 10th day of January, 2008.

My Commission Expires: _____

_____
Notary Public