This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Janie Sharp and husband, C. E. Sharp
412 Gates Road
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/19/08 10:04 3 pgs
Fees:18.00 Taxes:259.00
20080519-0050921

MAP: 075130
PARCEL: 008.00
GROUP:

WARRANTY DEED

THIS INDENTURE, made this 13th day of May, 2008 between

Jacqueline Sweeney

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Janie Sharp and husband, C. E. Sharp

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 456 fronts 73.0 feet on the southerly margin of Bonnameade Drive and runs back between lines measuring 153.38 feet on the westerly line and 165.0 feet on the easterly side to a deadline in the rear, on which it measures 103.05 feet.

Being the same property conveyed to Jacqueline Sweeney by Quitclaim Deeds dated 5/5/08 and 3/20/02 from Dimple Horn Boatman of record in Instrument Number 20080506-0046470 and Instrument Number 20020322-0035138, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jacqueline Sweeney

Jacqueline Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Sweeney the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 15 day of May, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Affiant

Sworn to and subscribed before me, this 15 day of May, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009