Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100078211 DEEDWARR
Recvd: 12/13/10 09:53 2 pgs
Fees:13.00 Taxes:172.42
20101213-0098866

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $46,600.00

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2010.

Notary Public
My commission expires: 1/19/13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-1011-53905

Address of New Owner:	Send Tax Bills to:	Tax Information
Rosemary Sharpe 2930 Dunmore Drive Nashville TN 37214	Same as owner	96-10-0-198

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Hoyle Parham, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rosemary Sharpe and husband, Ernest Sharpe, Sr., hereinafter called the Grantees, their successors 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. 366, on the Plan of Clover Hill, Section VII, of record in Plat Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Parham and wife, Lila S. Parham by deed from Troy Vaughn and wife, Carlion Vaughn, dated March 20, 1986, of record in Book 6811, Page 62, Register's Office for Davidson County, Tennessee. Ronald Parham and Lili S. Parham were divorced by Final Decree of the Circuit Court For Davidson County, Tennesssee, Docket No. 930, Page 3633. Lili Schneider Parham conveyed her interest in the subject property to Ronald Hoyle Parham by Quitclaim Deed dated September 24, 1993, of record in Book 9213, Page 594, Register's Office for Davidson County, Tennessee.

Cathy Lynn Parham, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2930 Dunmore Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of November, 2010.

Ronald Hoyle Parham

Cathy Lynn Parham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Hoyle Parham and Cathy Lynn Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 23rd day of November, 2010.

Notary Public
State of Tennessee at Large

My Commission expires:

1/19/13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY