Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Taylor D. Sharp, and wife Zephyr Sharp**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine S. Sharp, an unmarried person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

See attached Exhibit "A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 9182 Hester Beasley Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2011.

Taylor D. Sharp

Zephyr Sharp

BILL GARRETT, Davidson County
Trans:T20110032968 DEEDWARR
Recvd: 06/02/11 15:13 3 pgs
Fees:18.00 Taxes:647.50
20110602-0042316

State of Tennessee)
County of Davidson)

On this 31st day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Taylor D. Sharp and wife, Zephyr Sharp, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH A. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00.

X Katherine S. Sharp
Affiant

Sworn and subscribed before me on this the 31st day of May, 2011.

KENNETH A. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Katherine S. Sharp	Avenue Bank	178-00-0-017
9182 Hester Beasley Road	3823 Cleghorn Avenue	
Nashville, TN 37221	Nashville, TN 37215	

EXHIBIT "A"

LAND IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY CONVEYED TO KATHERINE S. SHARPE OF RECORD IN DEED BOOK 7887, PAGE 787, REGISTERS OFFICE FOR DAVIDSON COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO DAN PROPERTIES L.P. OF RECORD IN DEED BOOK 9557, PAGE 36 R.O.D.C. SAID IRON PIN BEING 23 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF A CONCRETE BRIDGE CROSSING LINTON BRANCH LEADING TO HESTER BEASLEY ROAD;

THENCE CONTINUING ALONG SAID LINE OF DAN PROPERTIES L.P., S 36°29'38" E 54.20 FEET;

THENCE S 29°33'46" E 538.33 FEET;

THENCE ALONG A NEW LINE S 60°26'14" W 126.14 FEET;

THENCE S 11°42'08" W 573.72 FEET;

THENCE N 78°17'52" W 327.08 FEET TO A POINT IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO ANDREW L. MAYO OF RECORD IN DEED BOOK 1956, PAGE 916, R.O.D.C.;

THENCE ALONG SAID LINE OF ANDREW L. MAYO N 52°35'03" E 162.04 FEET TO AN IRON PIN AT A FENCE POST;

THENCE N 11°42'08" E 856.56 FEET TO AN IRON PIPE;

THENCE N 31°19'55" W 73.05 FEET;

THENCE N 45°47'27" W 98.94 FEET;

THENCE N 05°05'01" E 31.65 FEET TO POINT IN THE SOUTHERLY LINE OF SAID DAN PROPERTIES, L.P.;

THENCE ALONG SAID LINE OF DAN PROPERTIES, L.P. S 59°36'42" E 60.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES MORE OR LESS.

Described according to a survey by John Kohn & Company dated 2/24/06.

Being the same property conveyed to Taylor D. Sharp and Zephyr Sharp, husband wife, by Warranty Deed Katherine S. Sharp, unmarried dated October 9, 2007 of record in Inst. No. 20071015-0122068, Register's Office, Davidson County , TN.