WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by MORRIS RODNEY ADAIR AND WIFE, ROSA TISDALE ADAIR, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

I, GENEVA BUSBY SULLIVAN, *have bargained and sold, and by these presents do transfer and convey unto the said* MORRIS RODNEY ADAIR AND WIFE, ROSA TISDALE ADAIR,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Section VII, Gra-Mar Acres, of record in Book 2331, page 80, Register's Office for said County.

Said Lot No. 237 fronts 88 feet on the west side of Graycroft Avenue and runs back 185 feet on the south line and 198.7 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 80 feet.

Subject property is improved with a one family residence and is known as 4515 Graycroft Avenue.

BEING the same property conveyed to GENEVA BUSBY (NOW SULLIVAN) by deed from John F. Rawls and wife, of record in Book 2735, page 589, said Register's Office, and by Decree of Divorce in the style of Reynolds vs. Reynolds, in the Fourth Circuit Court for Davidson County, Tennessee, under Rule No. 36664, certified copy of same in Book 3346, page 622, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2481, page 129; and subject to conditions set out in plan of record in Book 2331, Page 80, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MORRIS RODNEY ADAIR AND WIFE, ROSA TISDALE ADAIR, their *heirs and assigns, forever.*

And we *do covenant with the said* MORRIS RODNEY ADAIR AND WIFE, ROSA TISDALE ADAIR, *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,* except by taxes for the year 1963, which have been prorated and adjusted and are hereby assumed by the grantee.

And I, GENEVA BUSBY SULLIVAN, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MORRIS RODNEY ADAIR AND WIFE, ROSA TISDALE ADAIR their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 17th *day of* May *, 19* 63 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Geneva Busby Sullivan
(Geneva Busby Sullivan)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy *, a Notary Public in and for said County and State,* GENEVA BUSBY SULLIVAN, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 17th *day of* May *, 19* 63 .

Anne Abernathy *Notary Public*

Commission expires October 25, 1965