WARRANTY DEED BOOK 4209 PAGE 183

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. + Mrs. Robt Sullivan (NAME:)	Same (NAME:)	Map 63
103 Towney Ct (STREET ADDRESS OR ROUTE NUMBER)	P/O (STREET ADDRESS)	Par. 10
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M

For and in Consideration of the sum of Five Thousand and no/100 ($5,000.00)------

----------*DOLLARS,*

of which One Thousand ($1,000.00) Dollars has been paid in cash, receipt of which is hereby acknowledged, and for the remainder of Four Thousand ($4,000.00) Dollars, Robert J. Sullivan and wife, Dorothy M. Sullivan, have executed their joint and several promissory note, of even date herewith, payable to the order of Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry, in equal monthly installments at the rate of Seventy-Seven and 34/100 ($77.34) Dollars per installment, including principal and interest at the rate of six (6%) percent per annum, the first installment being due February 1, 1968, and thereafter on the first day of each succeeding month until said note has been paid in full,

We, Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry,

have bargained and sold, and by these presents do transfer and convey unto the said Robert J. Sullivan and wife, Dorothy M. Sullivan, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of lot No. 7 of the Huffines Land, not of record, being shown as Tract No. 4 on a survey made by Southern Land Surveying Co., Inc., on January 26, 1967, as revised November 22, 1967 and January 22, 1968, and described as follows:
Beginning at the northeast corner of Tracts Nos. 1 and 4 as shown on said survey, being the northeast corner of the property conveyed to Jerry A. Rittenberry and wife by deed from Clara Ethel Huffines, of record in book 4103, page 850, Register's Office for said County; thence with the line between said two lots and Rittenberry's easterly line, south 9° 27' 40" east 403.71 feet to the center of a 20-foot private drive, as shown on said survey; thence with said drive, north 80° 32' 20" east 522 feet to the corner of tracts Nos. 3 and 4; thence with the line between said two tracts, north 9° 27' 40" west 429.64 feet; thence south 77° 41' 40" west 522.65 feet to the beginning, containing 5 acres, more or less.
Together with a 20-foot easement for private drive extending from the easterly line of Tracts Nos. 1 and 2 to the center of Neely's Bend Road, as shown on said survey as revised.
Being part of the real property conveyed to Robert L. Sylar and wife, Evelyn C. Sylar, a one-half undivided interest, and to Jerry A. Rittenberry and wife, Anne L. Rittenberry, a one-half undivided interest, by deed from Clara Ethel Huffines, of record in book 4192, page 910, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 1968

MY COMMISSION EXPIRES: 8-17-1968 (AFFIX SEAL)

Notary Public

This instrument was prepared by David G. Gray, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee, 37201.

The grantees herein expressly reserve to themselves an easement for a private drive over that portion of the premises conveyed herein, as indicated on said survey.

04621

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 2 4 50 AM '68

NOTED: BOOK 1182 PAGE 212
RECORDING FEE $ 4.50
DEP. REG. R

STATE TAX $ 13.00
PROBATE .50
TOTAL $ 13.50

FEB 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Sullivan and wife, Dorothy M. Sullivan, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert J. Sullivan and wife, Dorothy M. Sullivan, *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 the reservation of easement mentioned above and the vendor's lien retained by Clara Ethel Huffines, by instrument of record in Book 4192, page 910, and taxes for the year 1968, which the grantees assume.

And we, Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert J. Sullivan and wife, Dorothy M. Sullivan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 31st *day of* January, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Sylar
Evelyn C. Sylar
Jerry A. Rittenberry
Anne L. Rittenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1209 PAGE 185

Personally appeared before me, Mary L. Brackman, *a Notary Public in and for said County and State, the within named* Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry,

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* January, *19*68.

Mary L. Brackman, *Notary Public.*

Commission Expires August 17, 1968

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....