WARRANTY DEED

BOOK 4392 PAGE 475

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry W. Sullivan, et ux	Murphree Mortgage Company	Map 75-6
(NAME)	(NAME)	Par. 82
4236 Nepal Drive	226 Third Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4134, page 534, Register's Office for Davidson County, Tennessee.

We, Charles B. Rolleston and wife, Edith L. Rolleston

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry W. Sullivan and wife, Jacqueline R. Sullivan their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Hermitage Estates Subdivision, Section II, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 315 fronts 80.59 feet on the northwesterly margin of Nepal Drive and runs back between lines measuring 130.0 feet on the northeasterly line and 127.73 feet on the southwesterly line to a broken line measuring 76.62 feet thereon.

Being the same property conveyed to Charles B. Rolleston and wife, Edith L. Rolleston by deed from Billy R. Dean and wife, Peggy L. Dean of record in Book 4227, page 195, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,250

Subscribed and sworn to before me, this the 16th day of January, 1970

Affiant

My commission expires: 8/5/72 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jerry W. Sullivan and wife, Jacqueline R. Sullivan their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jerry W. Sullivan and wife, Jacqueline R. Sullivan, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* January, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edith L. Rolleston

Chas B. Rolleston

This Instrument Was Prepared By

Warren W. Pedigo

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Odell Barkley Jr. *, a Notary Public in and for said County and State,* Charles B. Rolleston and wife, Edith L. Rolleston

the within named 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* 7 *day of* January *, 19* 70

Odell Barkley Jr. *Notary Public*

Commission expires 8/5/72

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 .....

JAN 20 70 CONV 19,959.33
JAN 20 70 S'TAX B* 52.00
JAN 20 70 PR'FEE B* .50
JAN 20 70 W'DEED B* 3.00 * 55.50

WARRANTY DEED

FROM

CHARLES B. ROLLESTON, ET UX

TO

JERRY W. SULLIVAN, ET UX

A 6 6 3 4 7

IDENTIF. REFERENCE]

JAN 20 10 25 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON