# WARRANTY DEED

BOOK 4489 PAGE 242

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James H. Sullivan, et ux | Same | |
| (NAME) | (NAME) | 8DA-20590 |
| 5702 Robertson Road | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37209 | | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100 (10.00)----------

---------- *Dollars,*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Attorney
304 American Trust Building
Nashville, Tennessee 37201

we, BOBBY A. BROYLES and wife, BEATRICE N. BROYLES,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES H. SULLIVAN and wife, JOANN SULLIVAN, their

*(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*
Being part of Lot No. 42 on the Map of B. F. Cockrill's Farm, as of record in Book 161, pages 134 and 135, Register's Office for said County, and described as follows:
BEGINNING at a point in the center line of Robertson Avenue 16 feet east of the corner of Lots 41 and 42; thence northerly parallel to the line between said lots 175 feet to the south margin of a 12-foot alley called for in the deed in Book 371, page 561, said Register's Office; thence with the margin of said alley easterly 50 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the center line of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Bobby A. Broyles, et ux, by deed from The Union Acceptance Corporation, as of record in Book 3100, page 113, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 29th day of March 19 71

Affiant Bobby A Broyles

My commission expires: 11-13-73 (Affix Seal)

Notary Public Eunice McCoy

This is improved ( ) unimproved ( ) property, known as 5702 Robertson Road, Nashville, Tennessee
(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*
James H. Sullivan and wife, JoAnn 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Sullivan and wife, JoAnn Sullivan, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 24th *day of* March, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby A Broyles X

Beatrice N Broyles X

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Eunice Miller, *a Notary Public in and for said County and State,* Bobby Broyles and wife, Beatrice N. Broyles,

*the within named bargainor....., 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* 24th *day of* March, *19*71

Eunice Miller *Notary Public*

*Commission expires* 11-13-71

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* .....

MAR 29 71 CONV *8,500.00
MAR 29 71 S'TAX A* 22.10
MAR 29 71 PR'FEE A* .50
MAR 29 71 W'DEED A* 3.00 * 25.60

**WARRANTY DEED**

FROM

BOBBY A. BROYLES, ET UX

TO

JAMES H. SULLIVAN, ET UX

B 0 9 0 7 2

IDENTIF. REFERENCE

MAR 29 10 53 AM '71

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