WARRANTY DEED

BOOK 4523 PAGE 246

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Francis M. Sullivan, Jr. et ux. (NAME)	Dobson & Johnson, Inc. (NAME)	
809 Highland Park Court (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Map 113-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pcl. 16

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including ~~XXX~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated August 1, 1967, in original principal amount of $25,200.00, and made payable to Dobson & Johnson, Inc., which note is secured by lien on the property herein conveyed and is more fully described in the Deed of Trust from Paul D. Newell and wife, Bernita G. Newell, to Albert Wm. Johnson, Trustee, of record in Book 4158, page 187, Register's Office for Davidson County, Tennessee; we,

PAUL D. NEWELL and wife, BERNITA G. NEWELL,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

FRANCIS M. SULLIVAN, JR. and wife, SHIRLEY F. SULLIVAN,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 18 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for said County, described as follows: Beginning on the southerly margin of Highland Park Court at the corner of lots Nos. 17 and 18; thence with the line between said two lots southerly 145.8 feet; thence westerly 126.14 feet to the easterly margin of an unnamed street; thence with said unnamed street northerly 101.93 feet to the beginning of a curve; thence around said curve having a radius of 25.83 feet northeasterly 38.96 feet to the southerly margin of Highland Park Court; thence with the same easterly 105.27 feet to the beginning.

Being the same property conveyed to Paul D. Newell and wife, Bernita G. Newell, by deed from J. E. Adams, of record in Book 4158, page 185, Register's Office for said County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 26th day of July 19 71

Affiant Francis M. Sullivan, Jr.

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Estes

This is improved (X) unimproved ( ) property, known as 809 Highland Park Court, 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 Francis M. Sullivan, Jr. and wife, Shirley F. 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 hereinbefore stated.

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

Witness our *hand* s *this* 26th *day of* July, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul D. Newell

Bernita G. Newell

This instrument prepared by
STEPHENSON, LASKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Paul D. Newell and wife, Bernita G. Newell

*the within named bargainor*s, *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* 26th *day of* July, *19* 71

Mary Ensley *Notary Public*

Commission expires June 6, 1972

MARY ENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

JUL 26 71	CONV	37,500.00			
JUL 26 71	S TAX		A*	97.50	
JUL 26 71	PR FEE		A*	.50	
JUL 26 71	W DEED		A*	4.00	* 102.00

WARRANTY DEED

FROM PAUL D. NEWELL et ux

TO FRANCIS M. SULLIVAN, JR. et ux

B 24303

IDENTIF. REFERENCE

JUL 26 2 39 PM '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

Dun. Title 211567