BOOK 4523 PAGE 745

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$15,200.00 William J. Reilly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1971

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Reilly, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	8DA-47465
100 Rural Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	103-6
Nashville, Tennessee 49 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	49

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Francis M. Sullivan, Jr. et ux Shirley F. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Reilly, Jr. et ux Betty Reilly

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 30 on the Revised Plan of Richland Meadows, Section IV, as of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 33 feet on the easterly side of the turnaround of Rural Avenue and runs back between lines 137.4 feet on the northerly line and 143.5 feet on the southerly line to a dead line in the rear which is a broken line and measures 189 feet thereon.

Being same property conveyed to Francis M. Sullivan, Jr. et ux Shirley F. Sullivan by deed from William D. Potts of record in Book 3256, Page 433, aforesaid register's Office.

This conveyance is subject to the restrictive covenants of record in Book 2541, Page 577, Register's Office for Davidson County, Tennessee.

This is (unimproved) ( ) (improved) (X) property, known as 100 Rural Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of July, 1971

Francis M. Sullivan, Jr.
Francis M. Sullivan, Jr.

Shirley F. Sullivan
Shirley F. Sullivan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Francis M. Sullivan, Jr. et ux Shirley F.

the 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 23rd day of July, 19 71

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, ——, a Notary Public within and for the State and County aforesaid, personally appeared —— and —— with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the —— and —— respectively of the —— the within named bargainor, and corporation, and that (he) as such —— (they) and ——, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said —— as such ——, and attesting the same by the said —— as such ——

Witness my hand and official seal at office at —— on this the —— day of ——, 19——

My commission expires ——

Notary Public

WARRANTY DEED

FROM

FRANCIS M. SULLIVAN JR.

ET UX SHIRLEY F. SULLIVAN

TO

WILLIAM J. REILLY, JR. et ux BETTY REILLY

B 24513

IDENTIF. REFERENCE

JUL 27 3 49 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUL 27 CONV 15,200.00
JUL 27 S'TAX A* 39.52
JUL 27 PR'FEE A* .50
JUL 27 MDEED A* 1.00 * 48502