WARRANTY DEED

BOOK 4537 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Oneta Varnado, et al	Same	Map. 131-12
(NAME)	(NAME)	Par. 113
1013 Battery Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 consideration, the receipt of which is hereby acknowledged.

RICHARD H. SULLIVAN and wife, VIRGINIA T. SULLIVAN

have this day bargained and sold, and do hereby transfer and convey unto the said ONETA VARNADO and CAROL E. VARNADO and DOUGLAS W. VARNADO, as joint tenants with the right of survivorship their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being part of Lot No. 29 on the Map of Zenaida Place, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, bearing the dates of October 4 and November 23, 1951, as follows:

BEGINNING in the center of Battery Lane at the northeast corner of the property conveyed to Ewing C. Drumright, Jr., and wife, by deed from Lorena and Ruby Shemwell, of record in Book 2027, page 147, Register's Office for said County, thence, with the easterly boundary line of said Drumright property, south 5° west 697 feet to a stake in the northerly margin of an old lane, said point being Drumright's southeasterly corner; thence, south 5° west 13.7 feet to an iron pin in the center of an old private lane; thence, south 86° east 183 feet, more or less, to an iron pin at the southeasterly corner of said lot No. 29; thence in a northerly direction along a wire fence, as shown on said survey, 709.5 feet to the center line of Battery Lane; thence along the same, north 86° 30 feet west 117 feet to the beginning, containing 2.88 acres, more or less, including the area contained within Battery Lane.

BEING the same property conveyed to Richard H. Sullivan and wife, Virginia T. Sullivan by deed from Ruby Shemwell of record in Book 4228, page 330, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 16th day of September 19 71

Affiant Charles A. Sanford

My commission expires: 1/31/73 (Affix Seal)

Notary Public Gail Pigg

This is unimproved ( ) improved (X) property, known as 1013 (House Number) Battery Lane (Street) Nashville 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 ONETA VARNADO and CAROL E. VARNADO and DOUGLAS W. VARNADO, as joint tenants with the right of survivorship 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* ONETA VARNADO and CAROL E. VARNADO and DOUGLAS W. VARNADO, as joint tenants with the right of survivorship their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th. *day of* September, 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.*

Richard H. Sullivan

Virginia T. Sullivan

This instrument prepared by: Gail Pigg, Attorney
916 J. C. Bradford Bldg.
Nashville, Tennessee 37219

BOOK 4537 PAGE 617

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Richard H. Sullivan and wife, Virginai T. Sullivan

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 16 *day of* September, *19* 71

Gail Pigg
Notary Public

Commission expires 4-30-73

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 .....

WARRANTY DEED

FROM

RICHARD H. SULLIVAN, et ux

TO

ONETA VARNADO and CAROL E. VARNADO and DOUGLAS W. VARNADO

SEP 17 71	CONV	37,000.00			
SEP 17 71	S TAX		A*	96.20	
SEP 17 71	PB FEE		A*	.50	
SEP 17 71	W DEED		A*	4.00	* 100.70

B 30883

IDENTIF. REFERENCE

SEP 17 2 00 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Complimenta of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

RETURN TO: Gail Pigg
916 J.C. Bradford Bldg.
Nashville