WARRANTY DEED

BOOK 4554 PAGE 411

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erskine Dempsey Hadley	Guaranty Mortgage Company	5D-33464
(NAME)	(NAME)	
71 Benzing Road	316 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	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 considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

We, Thomas H. Sullivan and wife, Peggy M. Sullivan

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

Erskine Dempsey Hadley and wife, Barbara Hadley

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

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 34 fronts 75.0 feet on the southerly side of Benzing Road and extends back between parallel lines 140.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Thomas H. Sullivan and wife, Peggy M. Sullivan by deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4269, page 649, 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 $ 17,837.88

Subscribed and sworn to before me, this the 18 day of November 19 71

Affiant Kate L. Staggs

My commission expires: 11-20-72 (Affix Seal)

Notary Public Curtis W. Chandler

This is { unimproved ( ) / 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

Erskine Dempsey Hadley and wife, Barbara Hadley

their ~~XXXXXX~~ *(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* Erskine Dempsey Hadley and wife, Barbara Hadley, their ~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22 *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.*

Thomas H. Sullivan

Peggy M. Sullivan

This Instrument Was Prepared By

Dewey Pedigo Jr.

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Otis W. Charlton, *a Notary Public in and for said County and State,* Thomas H. Sullivan and wife, Peggy M. Sullivan, *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* 22 *day of* September, *19* 71

Otis W. Charlton *Notary Public*

Commission expires 11-20-72

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 _____

WARRANTY DEED

FROM

THOMAS H. SULLIVAN, ET UX

TO

ERSKINE DEMPSEY HADLEY, ET UX

B 38377

IDENTIF. REFERENCE

Nov 18 11 12 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 18 7	CONV	17,837.88			
NOV 18 7	S TAX		A*	46.28	
NOV 18 7	PN FEE		A*	.50	
NOV 18 7	W DEED		A*	4.00	* 50.78

Compliments of

Guaranty Title

Office of

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

PD 16.0 & SAENDON

Charlton Realty Co.
262 3½ Murfreesboro Rd
Nashville, Tenn.