BOOK 4852 PAGE 686

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL	
(NAME)	(NAME) UNION AT FOURTH	147-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE TN 37219	1401
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

SEP 17 CONV 53,150.00
SEP 17 S'TAX A* 138.00
SEP 17 R'FEE A* .50
SEP 17 M'DEED A* 4.00 * 142.56

JOHN H. SULLIVAN AND WIFE, SUE R. SULLIVAN,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS A. KELLY, JR. AND WIFE, ELAINE J. KELLY,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the Plan of Valley West, Section II, as of record in Book 3600, page 86, Register's Office for said County.

Beginning at a point in the westerly margin of Birch Bark Drive, being common front corners of Lots 71 and 72; thence with common line between said lots, northwesterly 127.66 feet to a concrete monument; thence with the common line between Lots 70 and 71, southwesterly 172.95 feet to a point in the northeasterly margin of Colice Jeanne Road; thence with the margin of said road, southeasterly 95 feet to a concrete monument in the beginning of a curve; thence around said curve to the left with a radius of 25 feet northeasterly 39.27 feet to a concrete monument in the westerly margin of Birch Bark Drive; thence with the margin of said Drive, northeasterly 135 feet to the point of beginning.

Being the same property conveyed to John H. Sullivan and wife, Sue R. Sullivan, by deed from David V. Yoffe and wife, Meryl L. Yoffe, of record in Book 4670, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1974 applicable to said property.

This is improved (XX) unimproved ( ) property, known as 7164 Birch Bark Drive, Nashville, TN, 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of September, 1974.

JOHN H. SULLIVAN SUE R. SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Sullivan and wife, Sue R. Sullivan,

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 16th day of September, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $53,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas A. Kelly, Jr.
Elaine J. Kelly

Sworn to and subscribed before me
this 16th day of September, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:
This instrument prepared by

Name	Address
~~STEPHENSON AND LACKEY~~	~~First Federal Building~~ Nashville, Tennessee 37219

WARRANTY DEED

FROM

JOHN H. SULLIVAN AND WIFE,

TO

SUE R. SULLIVAN

THOMAS A. KELLY, JR. & WIFE,

ELAINE J. KELLY

C 7 1 4 1 7

IDENTIF. REFERENCE

Sep 17 2 16 PM '74

FELIX T. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219