This Instrument Was Prepared By

BOOK 4883 PAGE 142

Dewey W. Pedigo (SJ)
Of The Law Firm of Pedigo & Sandon
Ian Building: Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew J. Sullivan et ux	Same	Map 145 10
(NAME)	(NAME)	
1347 Otter Creek Road		Par 22
(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,*

cash in hand and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, Matthew J. Sullivan and wife, Shirley S. Sullivan, assumes and agrees to pay the unpaid balance of an original indebtedness of $50,000.00, secured by a Deed of Trust of record in Book 4631, page 154, Register's Office for Davidson County, Tennessee.

We, James W. McVey and wife, Eleanor L. McVey

have this day bargained and sold, and do hereby transfer and convey unto the said Matthew J. Sullivan and wife, Shirley S. Sullivan

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Tyne Valley Estates, Section VIII, as of record in Book 3500, page 148, Register's Office for said County.

Said Lot No. 121 fronts 233.05 feet on the south side of Otter Creek Road, and runs back 319.6 feet on the east line and 294.75 feet on the west line to a dead line in the rear on which it measures 180.30 feet.

Being the same property conveyed to James W. McVey and wife, Eleanor L. McVey, by deed from Will M. Melson and wife, Geneva Fay Melson, of record in Book 4626, page 569, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 77,000.00

Subscribed and sworn to before me, this the 20th day of January 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1347 Otter Creek Road, 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

Matthew J. Sullivan and wife, Shirley S. 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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Matthew J. Sullivan and wife, Shirley S. Sullivan

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 20th day of January, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. McVey

Eleanor L. McVey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, James W. McVey and wife, Eleanor L. McVey

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 this 20th day of January, 19 75

Mary Emery
Notary Public

Commission expires 4/25/76

MARY ELLIS LARGE NOTARY PUBLIC APPOINTED STATE 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 .....

JAN22 75 CONV 77,000.00
JAN22 75 S'TAX A* 200.20
JAN22 75 PR'FEE A* .50
JAN22 75 W'DEED A* 4.00 * 204.70

C 8 5 1 3 4

IDENTIF. REFERENCE

JAN 22 2 05 PM '75

FELIX Z. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James W. McVey et ux

TO
Matthew J. Sullivan et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED FOR RECORD
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201