ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gerald A. Sullivan, et ux	United Mortgage Servicing Corp.	74-16-53
(NAME)	(NAME)	
7006 Plantation Drive	Broadway and Boerum Street	4D-33390
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Brooklyn, New York 11206	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by grantees the unpaid balance in the approximate amount of $14,276.16 secured by deed of trust of record in Book 3945, page 770, Register's Office for Davidson County, Tennessee; we, BOBBY W. DUKES and wife, JOYCE J. DUKES,

have bargained and sold, and by these presents do transfer and convey unto the said GERALD A. SULLIVAN and wife, MARSHA C. SULLIVAN,

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. 960 on the Map of Hermitage Hills Subdivision, Section II, as of record in Book 3600, page 30, said Lot number having since been changed to Lot No. 960-A by instrument of record in Book 3674, page381, Register's Office for said County.

Said Lot No. 960-A fronts 79.53 feet on the westerly margin of Plantation Drive and extends back 150 feet on the northerly line and 153.6 feet on the southerly line to a dead line in the rear on which it measures 92.85 feet. Being the same property conveyed to Bobby W. Dukes and wife, by deed from E. E. Stratton, Jr. and wife, of record in Book 3945, page769, Register's Office for said County.

Said property is conveyed subject to restrictions of record in Book 3671, page 572, said Register's Office, and also to set-back lines and easements as shown on plan of said Subdivision of record in Book 3600, page 30, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7006 Plantation Drive, (House Number) (Street)
Hermitage, TN 37076
(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 30th day of April, 19 76.

BOOK 5020 PAGE 992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Bobby W. Dukes and wife, Joyce J. Dukes,

the 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 30th day of April, 1976.

My commission expires October 29, 1977 Notary Public Eunice Miller

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 $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of April, 1976.

My commission expires October 29, 1977 Notary Public Eunice Miller

This instrument was prepared by:
Hofstetter & Hofstetter, Attorneys — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

MAY-3[illegible] CONV 34,000.00
MAY-3[illegible] S'TAX B* 38.40
MAY-3[illegible] RNTEE B* .50
MAY-3[illegible] MTGFED B* 4.00 * 92.90

WARRANTY DEED

FROM

BOBBY W. DUKES, ET UX,

TO

JOYCE J. DUKES

GERALD A. SULLIVAN, ET UX,

MARSHA C. SULLIVAN

D 47250

IDENTIFICATION REFERENCE

MAY 3 9 20 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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