BOOK 5038 PAGE 253

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

36,000.00

X Thomas M Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE 1976

Bruce Walker
Notary Public

MY COMMISSION EXPIRES: 2-15-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Sullivan (NAME)	Realty Mortgage, Inc. (NAME)	3D 61324
3105 Jonesboro Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E., #8 (STREET ADDRESS)	96-14
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	279

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Freddie W. Dauser et ux Renate V. Dauser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Sullivan et ux Sheila K. Sullivan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 238 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Page 35, Register's Office for said County.

SAID Lot No. 238 fronts 72.0 feet on the southerly side of Jonesboro Drive and runs back 110.0 feet on the easterly line and 125.5 feet on the westerly line to a broken line in two sections at the rear measuring 107.7 feet thereon.

BEING the same property conveyed to Freddie W. Dauser et ux Renate V. Dauser by deed from Maurice Karr, Trustee, of record in Book 4620, Page 81, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4272, Page 238, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3105 Jonesboro Drive (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 21ST day of JUNE, 1976

Freddie W. Dauser

Renate V. Dauser

FILE BOX 3

FILE BOX 3

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddie W. Dauser et ux Renate V. Dauser

the 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 21ST day of JUNE 19 76

Commission expires 7-19-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Freddie W. Dauser

TO
Thomas M. Sullivan

D 5 5 1 1 8

IDENTIF. REFERENCE

JUN 23 1 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

JUN23'76	CONV	36,000.00			
JUN23'76 S'TAX			B*	93.60	
JUN23'76 PR'FEE			B*	.50	
JUN23'76	W'DEED		B*	4.00	* 98.10