BOOK 5088 PAGE 435

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

28,000.00

Donald L. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER 1976

Brenda Wallace
Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald L. Sullivan (NAME)	Baker Mortgage Corporation (NAME)	4D 32134
3814 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Fxpressway, #200 (STREET ADDRESS)	74-16
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	131

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 Mitchell Sloan Guffee, Jr. et ux Linda S. Guffee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Sullivan et ux Linda L. 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. 346 on the plan of Hermitage Hills, Section 3, as of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 80 feet on the northerly margin of Bonnacreek Drive and extends back between parallel lines measuring 150 feet to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Mitchell Sloan Guffee, Jr. et ux Linda S. Guffee by deed from William M. Keith et ux Jenny V. Keith of record in Book 4842, Page 299, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3097, Page 413, Register's Office for said County.

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

unimproved ( )
This is improved (XX) property, known as 3814 Bonnacreek Drive (House Number) (Street) Hermitage, TN 37076 (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 unincumbered, 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 10TH day of NOVEMBER, 1976

Mitchell Sloan Guffee, Jr.

Linda S. Guffee

STATE OF TENNESSEE
Davidson County

BOOK 5088 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell Sloan Guffee, Jr. et ux Linda S. Guffee

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 10TH day of NOVEMBER 19 76.

Commission expires 7-19-78

Bruce Wallace
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

FILE BOX 3

WARRANTY DEED

FROM
Mitchell Sloan Guffee, Jr.

TO
Donald L. Sullivan

D 77327

TENNESSEE REFERENCE

Nov 17 9 29 AM '76

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV 17 76	CONV	26,000.00			
NOV 17 76 S'TAX			B*	72.80	
NOV 17 76 RECFEE			B*	.50	
NOV 17 76	MTGFED		B*	4.00	* 77.30