WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000

James T. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Sept. 1976.

Notary Public

MY COMMISSION EXPIRES: 2-22-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Sullivan (NAME)	Same (NAME)	
Central Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Hermitage Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	152 pt

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, John Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Sullivan and wife, Nina P. 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 in the Fourth Civil District of Davidson County, Tennessee.

Beginning at a point in the center of the Dodson Chapel Road at the intersection of the center line of the Central Pike with the center line of said Dodson Chapel Road; thence with the center of Central Pike eastwardly 115 feet to a point; thence southwardly and parallel with said Dodson Chapel Road 77 feet; more or less, to a point northeast corner of the Wilson Hager land; thence westwardly 115 feet to a point in the center of the Dodson Chapel Road; thence northwardly along the Dodson Cahpel Road 77 feet, more or less, to the point of beginning.

Being the same property conveyed to John Christian by deed from Odell Binkley, Jr. and Mary Evelyn Binkley, as of record in Book 4573, page 983, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4484, page 912 and Book 4484, page 441, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (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 my hand this 28 day of September, 19 76

X John C Christian

X Mrs. John C Christian

X Julia C Christian

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STATE OF tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Christian

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. this day of Sept., 1976

Commission Expires Nov 2 1977 Notary Public

STATE OF

County

STATE OF TENNESSEE -
COUNTY OF Davidson

Personally appeared before me, Louise M Duke, a Notary Public in and for said County and State, the within named Julia A. Christian

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn this 27th day of Dec., 1976

My commission expires 5-3-77 Notary Public Louise M Duke

D 8 2 6 9 2

IDENTIF. REFERENCE

DEC 27 2 05 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 27 76	CONV	40.000.00	
DEC 27 76	S'TAX	B*	104.00
DEC 27 76	PR'FEE	B*	.50
DEC 27 76	W'DEED	B*	4.00 * 108.50

Mail C. H. Beuck - Tennessee Title Co

WARRANTY DEED

FROM
John Christian

TO
James T. Sullivan et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York