Send Tax Bills To:
Albert Ernest Sullivan
1288 Cheyenne Blvd.
Madison, TN. 37115

This instrument prepared by
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

BOOK 5139 PAGE 632

MAP 53-5
PAR 16
m-r

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO THOUSAND ($52,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, WILLIAM L. FOSTER AND WIFE, HELEN M. FOSTER, have this day bargained and sold and by these presents do hereby transfer and convey unto ALBERT ERNEST SULLIVAN AND WIFE, WILMA JUNE SULLIVAN, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Nashville, County of Davidson, State of Tennessee, as follows:

BEING Lot No. 156 on the Plan of SEQUOIA VALLEY SECTION 3, a plat of which is of record in Plat Book 4460, page 83, Register's Office of Davidson County, Tennessee.

SAID Lot No. 156 fronts 112.3 feet on the westerly margin of Cheyenne Boulevard and extends back 250.5 feet on the northerly line and 237 feet on the southerly line to a dead line in the rear, measuring 62.6 feet thereon.

BEING the same property conveyed by Robert W. Slate and wife, Ruth N. Slate, by deed to William L. Foster and wife, Helen M. Foster, of record in Deed Book _____, page _____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said ALBERT ERNEST SULLIVAN AND WIFE, WILMA JUNE SULLIVAN, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have

a good right to convey same, and that the same is unencumbered, EXCEPT for 1977 real estate taxes, which are to be pro-rated; applicable zoning and building regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto ALBERT ERNEST SULLIVAN AND WIFE, WILMA JUNE SULLIVAN, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinafter set forth.

OF SAID CONSIDERATION of FIFTY-TWO THOUSAND ($52,000.00) DOLLARS, the sum of THIRTEEN THOUSAND TWO HUNDRED THIRTY-SIX AND 94/100 ($13,236.94) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of said consideration the said ALBERT ERNEST SULLIVAN AND WIFE, WILMA JUNE SULLIVAN, have this day assumed and agreed to pay the balance of THIRTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY-THREE AND 06/100 ($38,763.06) DOLLARS, owing on a certain promissory note, according to the terms thereof, executed by William L. Foster, et ux, secured by a deed of trust of record in Mortgage Book 4810, page 577, Register's Office of Davidson County, Tennessee, in the original amount of $39,500.00, payable to Security Federal Savings & Loan Assn.

WITNESS our hands this the 20th day of April, 1977.

x William L. Foster
WILLIAM L. FOSTER

x Helen M. Foster
HELEN M. FOSTER

E00408

IDENTIF. REFERENCE

APR 25 2 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

BOOK 5139 PAGE 634

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM L. FOSTER AND WIFE, HELEN M. FOSTER, 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 Gallatin, Tennessee, this the 20th day of April, 1977.



Mary C. Womack
NOTARY PUBLIC at Large for State of Tennessee

My commission expires: 3/22/81

* * * * * O A T H * * * * *

STATE OF TENNESSEE, SUMNER COUNTY

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Albert E. Sullivan



SUBSCRIBED and sworn to before me, this the 20th day of April, 1977.

Mary C. Womack
NOTARY PUBLIC at Large for State of Tennessee

My commission expires: 3/22/81

3* 175.20
.50
= 211.70