BOOK 5145 PAGE 250

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne H. Sullivan	Third National Bank	118-10
844 Woodmont Boulevard (NAME: / STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 37219 (NAME: / STREET ADDRESS)	#164
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	16DA-03175

For and in Consideration of the sum of Ten and No/100 ($10.00)----------

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DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Third National Bank, secured by a deed of trust of record in Book 4922, page 730 Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

KELLY H. MEYER and wife, MARTHA J. MEYER

have bargained and sold, and by these presents do transfer and convey unto the said her ANNE H. SULLIVAN

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Woodmont Boulevard, the common corner of Lots 39 and 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve, thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Boulevard; thence with the margin of the same, easterly 83.1 feet to the beginning.

Being the same property conveyed to Kelly H. Meyer and wife, Martha J. Meyer, by deed from James D. Farmer and wife, Frances H. Farmer, of record in Book 4922, page 728, Register's Office for Davidson County, Tennessee.

Included in the above-description, but specifically excluded therefrom is property described in a Warranty deed from Fred W. Beaufait and wife, Lois E. Beaufait, to State ofTennessee, of record in Book 4542, page 442, as follows:

Being part of Lot 40 on the Map of Pleasant Valley as of record in Book 1424, page 63, Register's Office for Davidson County, beginning at a point in the north margin of Woodmont Boulevard, at

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,956.69

Affiant

Subscribed and sworn to before me, this the 6th day of May, 19 77

Notary Public

My commission expires 2/23/81 (Affix Seal)

NOTARY PUBLIC LARGE STATE OF TENNESSEE

Gail Pigg Notary Public

the southwest corner of Lot 39; thence with said margin S85 degrees 57 minutes 46 seconds W 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet; thence with said curved line northwestwardly 39.27 feet to the end of said curved line and in the east margin of Crestridge Drive; thence with said margin N5 degrees 35 minutes 30 seconds E 25 feet to the beginning of a curved line to the right having a radius of 40 feet, thence with said curved line southerly 62.83 feet more or less to a point; thence N 85 degrees 57 minutes 46 seconds E 68.1 feet to a point in Mamie Vaugh's west boundary line; thence with said boundary line (lots in 39 & 40) S 4 degrees 2 minutes E 10 feet to the point of beginning and containing 1,360 square feet, and being part of the same property conveyed to Fred W. Beaufait and wife, by deed from Ken L. Ross and wife, of record in Book 4106, page 529, said Register's Office.

unimproved ( )
This is improved (X) property, known as 844 Woodmont Boulevard
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ANNE H. SULLIVAN her *heirs and assigns, forever.*

And we *do covenant with the said* ANNE H. SULLIVAN *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,* except for 1977 taxes; deed of trust in Book 4922, page 730; plan of record in Book 1424, page 63; restrictions of record.

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* ANNE H. SULLIVAN her *heirs and assigns against the lawful claims of all persons whomsocver.*

Witness our *hand*s *this* 6th *day of* May, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kelly H. Meyer

Martha J. Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Kelly H. Meyer and wife, Martha J. Meyer

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 6th day of May, 19 77.

Gail Pigg, Notary Public.

Commission Expires 2/23/81.

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Kelly H. Meyer et ux

TO

Anne H. Sullivan

MAY 10 07 CONV
MAY 10 07 S'TAX
MAY 10 07 PR'FEE
MAY 10 07 DEED

49,95
6.69

6* 130.00
6* .50
6* 8.00 * 138.50

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MAY 10 3 54 AM '77

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Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238