Tde Bk 2

WARRANTY DEED

BOOK 5228 PAGE 261

FROM JAMES W. SULLIVAN and wife, CONNIE GWYNN SULLIVAN

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOHN A. DABBS Tract No. 3, Neelys' Bend Road Madison, Tennessee 37115	
SEND TAX BILLS TO:	INVESTORS SAVINGS & LOAN ASSOCIATION Post Office Box 1186 Hendersonville, Tennessee 37075	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee	MAP-PARCEL NOS: 52-16-83

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,700.00 Affiant James W. Sullivan

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 1977

DATE 12-27-78

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by John A. Dabbs, and other good and valuable consideratio receipt of which is hereby acknowledged, and the agreement by the said John A. Dabbs to assume and agree to pay the unpaid balance of a loan in the original principal amount of $7,000.00 to Investors Savings & Loan Association, secured by a deed of trust of record in Book 5023, page 761, Register's Office for Davidson County, Tennessee, payable in conformity with the conditions stated therein.

JAMES W. SULLIVAN and wife, CONNIE GWYNN SULLIVAN, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said JOHN A. DABBS, GRANTEE HIS their (his, her, its) heirs, successors 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 known as Tract No. 3 on the unrecorded map showing the subdivision of the unnumbered lot marked "Future Commercial" shown on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County, and described according to a dopy of a survey made by Hal R. Swann, Jr., dated July 15, 1960, as follows:

BEGINNING at a concrete monument in the southwesterly margin of Neely's Bend Road as shown on said recorded Plan at the intersection of the east line of an alley (by said Swann Survey designates said alley as Neely's Bend Road), southeasterly around a slight curve, 173.17 feet to a concrete monument and continuing with the margin of said road, southeasterly 7.06 feet to a corner of Tract No. 2 of said unrecorded plan that has heretofore been conveyed to Homer A Bains and wife, by deed of record in Book 3157, page 245, said Register's Office; thence along Bain's line along the line between Tracts Nos. 2 and 3, southwesterly 212.2 feet to the line of Tract No. 4; thence along the line of said tract, northwesterly 51.2 feet to the line of said alley; thence along the margin of said alley, northeasterly 226.2 feet to the point of beginning.

BEING the same property conveyed to James W. Sullivan and wife, Connie Gwynn Sullivan by deed from Joan B. Cline (now Hardcastle) and husband, Glenn Hardcastle, of record in Book 5023, page 759, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Restricitve covenants contained in instrument of record in Book 2196, page 35, Register's Office for said County, and a 10 foot public utility easement along the westerly line of premises as shown on a survey recorded in Book 3101, page 390, RODCT.

unimproved ( )
This is improved (X) property, known as Tract No. 3, Neely's Bend Road, Madison, Tennessee
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 28th day of NOVEMBER, 19 77

James W. Sullivan
JAMES W. SULLIVAN

Connie G. Sullivan
CONNIE GWYNN SULLIVAN

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

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

JAMES W. SULLIVAN and wife, CONNIE GWYNN SULLIVAN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 28 day of NOVEMBER 19 77

1-31-78
Comission Expires

Notary Public

(AFFIX SEAL)

NOV 30 77 CONV 13,700.00
NOV 30 77 S TAX B* 35.62
NOV 30 77 PR FEE B* .50
NOV 30 77 RECD B* 4.00 * 40.12

{STATE OF COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

FEE'Z WILSON REGISTER DAVIDSON COUNTY, TENN.
NOV 30 3 31 PM '77
IDENTIF. REFERENCE

E 39430.