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73-2-23
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1978

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE K. O'SULLIVAN ET UX (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	64-12-37
4805 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	4D-60448
Old Hickory, TN 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

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, PERRY G. SEARS JR. AND WIFE, BEVERLY A. SEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE K. O'SULLIVAN AND WIFE, MARY E. O'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. 328 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, said Register's Office, described as follows:

SAID Lot No. 328 fronts 85.05 feet on the westerly side of Cascade Drive and extends back 164.63 feet on the northerly line and 150.26 feet on the southerly line to a broken line in the rear measuring 78.43 feet thereon.

BEING the same property conveyed to Perry G. Sears, Jr. and wife, Beverly A. Sears, by deed from William H. Smith and wife, Connie Sue Smith, of record in Book 4898, page 949, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4704, page 448, said Register's Office, easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 4805 Cascade Drive, Hermitage, TN
(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 our hand s this 20th day of February, 19 78

PERRY G. SEARS, JR.

BEVERLY A. SEARS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry G. Sears, Jr. and Beverly A. Sears,

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 20th day of February, 1978.

Commission expires June 7, 1980

Notary Public

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, a 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

WARRANTY DEED

FROM
PERRY G. SEARS, JR. and wife,
BEVERLY A. SEARS,

TO
JOE K. O'SULLIVAN and wife,
MARY E. O'SULLIVAN

E 5 1 3 4 2

IDENTIF. REFERENCE

FEB 21 10 42 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB21'78	CONV	37,950.00			
FEB21'78	S'TAX		B*	98.54	
FEB21'78	PR'FEE		B*	.50	
FEB21'78	W'DEED		B*	4.00	* 103.04