WARRANTY DEED

BOOK 5318 PAGE 245

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34950-

Phillip B. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 78

Notary Public

MY COMMISSION EXPIRES: 11-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip B. Sullivan (NAME)	Noel Palmer Mortgage Company (NAME)	108-2
944 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Par 241
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. (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, William L. Mosier, Jr. and wife, Amy C. Mosier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip B. Sullivan and wife, Edith 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. 62 on the Plan of Happy Acres Subdivision, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Mosier, Jr. and wife, Amy C. Mosier by deed from William E. Suite, III and wife, Viola Kelley Suite, as of record in Book 5098, page 541, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5098, page 543, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 944 Colfax Drive, Nashville, Tennessee 37214
(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 hands this 27th day of July, 19 78

William L. Mosier, Jr.

Amy C. Mosier

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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 William L. Mosier, Jr. and wife, Amy C. Mosier

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 27 day of July, 19 78

Commission Expires 11-12-80

Notary Public

STATE OF
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 purpose 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

E 79853

IDENTIF. REFERENCE

JUL 31 2 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

W. G. Trabue, Jr.
P.O. Box 24265
NASHVILLE, TENN. 37202

JUL 31 78	CONV	34,950.00			
JUL 31 78	S'TAX		B*	90.74	
JUL 31 78	PR'FEE		B*	.50	
JUL 31 78	W'DEED		B*	4.00	* 95.24

WARRANTY DEED

FROM
William L. Mosier, Jr. et ux

TO
Phillip B. Sullivan et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
US LIFE TITLE INSURANCE
Company of New York