This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5388 PAGE 40

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lori Ann Sullivan, Donald M. Sullivan and wife, Leila M.	McNeill Mortgage & Investment Co., Inc.	
(NAME)	(NAME)	
	P. O. Box 11227	103-4-297
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Lori Ann Sullivan and Donald M. Sullivan and wife, Leila M. Sullivan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Danny Lerdell Walker and wife, Mildred L. Walker

have this day bargained and sold, and do hereby transfer and convey unto the said Lori Ann Sullivan and Donald M. Sullivan and wife, Leila M. Sullivan *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Lookout Drive at the corner of Lots 44 and 45; thence with the line between said lots southerly 104.6 feet to the north line of a 15-foot easement; thence with the margin of the same southwesterly 50.52 feet to the beginning of a curve; thence around said curve westerly 31.4 feet to the easterly margin of Sentinel Drive; thence with the margin of the same northwesterly 65 feet to the beginning of a curve; thence around said curve northerly 39.27 feet to the southerly margin of Lookout Drive; thence with the margin of the same easterly around a slight curve 112.84 feet to the point of beginning.

Being the same property conveyed to Danny Lerdell Walker and wife, Mildred L. Walker by deed from Leo Mitchell and wife, Minnie T. Mitchell, of record in Book 4289, page 78, Register's Office for said County.

This conveyance is subject to a 20-foot building set-back line from Sentinel Drive, a T. V. A. right-of-way easement, 25-foot building set-back line from Lookout Drive, and conditions of Owner's Certificate of record in Book 2331, page 113, said Register's Office; and restrictive covenants of record in Book 2446, page 146, as amended in Book 2487, page 19, Register's Office for said County.

Danny L. Walker and Danny Lerdell Walker are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 24,900.00

Subscribed and sworn to before me, this the 19th day of January 19 79

Affiant Lori Ann Sullivan

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy Kirk

unimproved ( )
This is improved (X) property, known as 3821 Lookout Drive, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th *day of* January *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Danny Lerdell Walker
Danny Lerdell Walker

Mildred L. Walker
Mildred L. Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA *a Notary Public in and for said County and State,* Danny Lerdell Walker and wife, Mildred L. Walker

the within named 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 19th *day of* JANUARY, *19*79.

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nancy L. Kota *Notary Public*

Commission expires 4/18/82

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 .....

JAN23 79 CONV 24,900.00
JAN23 79 S'TAX B* 64.74
JAN23 79 PR'FEE B* .50
JAN23 79 W'DEED B* 4.00 * 69.24

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
4 FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

235738

WARRANTY DEED

CHICAGO TITLE INS. CO. 4

FROM
Danny Lerdell Walker and wife, Mildred L. Walker

TO
Lori Ann Sullivan, and Donald M. Sullivan and wife, Leila Sullivan

F. I. 0 8 3 8

IDENTIF. REFERENCE

JAN 23 9 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627