WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

RICHARD E. FELIX, ET UX

TO

THOMAS A. SULLIVAN, ET UX

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas A. Sullivan, et ux (NAME) | Same (NAME) | OH-16994 |
| 5523 Hillview Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 159-12-12 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

F 47021

AUG 17 4 13 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 92,000.00 Thomas Allen Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 1979.

Frank L. Protiter
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF TENNESSEE LAW AT LARGE FRANK L. PROTITER

(AFFIX SEAL)

For and in Consideration of ~~XXXXXXX~~ the assumption of the payment of $49,496.61, the unpaid balance due on a certain note payable ~~XXXXXXX~~ to First Federal Savings & Loan Association, secured by a deed of trust of record in Book 5174, Page 631, Register's Office for Davidson County, Tennessee, and other good and lawful consideration, the receipt of which is hereby acknowledged;

We, Richard E. Felix and wife, Vivian M. Felix,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas A. Sullivan and wife, Vicki Y. Sullivan, 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. 55 on the Plan of Oak Hill Estates, Section 3, of record in Plat Book 4860, Pages 3, 4, and 5 Register's Office for Davidson County, Tennessee.

BEING at a point on the westerly margin of Hillview Drive, said point being the common front corner of Lots 54 and 55; thence with the line between said 2 lots, S 60° 58' W 304.52 feet; thence N 10° 40' E 250.16 feet; thence N 65° 05' 09" E 149.42 feet to the westerly margin of Hillview Drive; thence with the westerly margin of Hillview Drive around a slight curve to the right a distance of 119.85 feet to a concrete monument in the west margin of Hillview Drive; thence with the west margin of Hillview Drive southerly 62 feet to the point of beginning.

BEING the same property conveyed to Richard E. Felix and wife, Vivian M. Felix by deed from J. B. Downey, Trustee of record in Book 5174, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Restrictions filed for record in Book 5010, Page 245, R.O.D.C., Tenn.; (2) The recorded plan shows an Owner's Certificate, a 119 foot setback line from Hillview Drive, subject to compliance of zoning regulations, a 10 foot drainage and utility easement along the rear and northerly line of said lot; (3) 1979 taxes have been pro-rated and assumed by purchasers; (4)The areas indicated for the installation of the sewage soil absorption systems are to remain undistrubed in their natural condition. No cut, fill, driveway, or water installation is to be allowed within the area.

5267 [illegible] BOOK 5484 PAGE 358

WD-2

This is { unimproved / improved } { } property, known as 5523 Hillview Drive, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas A. Sullivan and wife, Vickie Y. Sullivan, their heirs and assigns, forever.

And we do covenant with the said Thomas A. Sullivan and wife, Vickie Y. Sullivan that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein.

And we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas A. Sullivan and wife, Vickie Y. Sullivan, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 13 day of August, 19 79

Richard E. Felix

Vivian M. Felix

Kansas
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }
Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Felix, Vivian M. Felix

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~~ Wichita, Kansas, ~~Tennessee~~, this 13th day of August, 19 79.

Evelyn M. Elvin, Notary Public.

Commission expires 10/13/80.

EVELYN M. ELVIN
Sedgwick County, Ks.
My Appt Exp. Oct. 13, 1980

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 .....

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5484 PAGE 359

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 920[illegible].00- CO | |
| | | | 239.20 MO TX | |
| | | | .50 PRFE[illegible] | |
| | | | 6.00 xDE[illegible] | |
| | | | CHECK 245.70- | |
| 5267 | 08/17/79 | | BAL .0[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47021

IDENTIFICATION REFERENCE

AUG 17 4 13 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 705746