Prepared by:
John W. Kelley, Jr.
Kelley, Mason & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-341	Ms. Sue A. Herndon	First Investment Co. 244 Mock Road Columbus, Ohio
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 41488
8DA-26622	574 Annex Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 17, 1978, in the original principal sum of $33,400.00, payable to First Investment Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by James L. Sullivan, to Alan L. Saturn, Trustee, as of record in Book 5326, page 688,

BOOK 5489 PAGE 705

JAMES L. SULLIVAN and wife, JUDY SULLIVAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SUE ARMSTRONG HERNDON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James L. Sullivan, by deed from Robert F. Lance, & Associates, Inc., as of record in Book 5326, page 686.

This conveyance is made subject to restrictions in Book 3963, page 586.

Judy Sullivan joins in this conveyance to convey any right, title and interest she may have in and to the above property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1979 taxes which Grantees agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of August, 1979.

James L. Sullivan

Judy Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5489 PAGE 706

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James L. Sullivan and wife, Judy Sullivan

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, the 27th day of August, 19 79.

My commission expires: 2/23/80

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 42,111.45

James L. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 79

MY COMMISSION EXPIRES 2/23/80 (AFFIX SEAL)

Notary Public

F. 48836

WARRANTY DEED

FROM JAMES L. SULLIVAN AND WIFE

TO SUE ARMSTRONG HERNDON

IDENTIF. REFERENCE

AUG 28 1 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

BOOK 5489 PAGE 707

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

42111.45- CO
109.46 CO TX
.50 PRFEE
6.00 WDEED
CHECK 115.96-
7602A08/28/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 48836

IDENTIF. REFERENCE

AUG 28 1 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708009