ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M. ELIZABETH SULLIVAN	FIRST TENNESSEE BANK N.A. MEMPHIS	117-02-207
(NAME)	(NAME)	
2145 Sharondale Drive	P.O. Box 474	7DA-21210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

ANDY F. HARDY and wife, MARGUERITE R. HARDY,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said M. ELIZABETH SULLIVAN, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 19 and 20 of Block No. 2 on the Plan of W.V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County, described according to a survey made by S.R. Sanford, Jr., Surveyor, dated May 10, 1947, as follows:

Beginning at an iron pin on the southerly margin of Sharondale Drive at a point 97.5 feet east of the easterly margin of 22nd Avenue South, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 246 feet to an iron pin on the northerly line of Lot No. 23; thence with said line, eastwardly 8.5 feet to an iron pin; thence northeastwardly 206 feet, more or less, to an iron pin on the southerly margin of Sharondale Drive at a point 18.5 feet east of the corner of Lots Nos. 19 and 20; thence, with said Drive, westwardly 116 feet to the beginning.

Being all the same property conveyed to Andy F. Hardy and wife, Marguerite R. Hardy by deed from James E. Sellers and wife, Charlotte M. Sellers of record in Book 3792, page 226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the limitations shown on the Plan of record in Book 843, page 23; to an easement for sanitary sewers and/or storm drainage of record in Book 3767, page 248; both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which are being prorated and which the Grantee assumes in full.

This is ~~unimproved~~ improved property, known as 2145 Sharondale Drive, Nashville, Tennessee 37215
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 15th day of August, 19 80.

Andy F. Hardy
ANDY F. HARDY

Marguerite R. Hardy
MARGUERITE R. HARDY

BOOK 5638 PAGE 787

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 ANDY F. HARDY and wife, MARGUERITE R. HARDY

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 15th day of August, 19 80.

My commission expires 1-19-81 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

M Elizabeth Sullivan

Sworn to and subscribed before me this 15th day of August, 19 80.

My commission expires 1-19-81 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, Tennessee 37215

Name Address

6439 WARRANTY DEED 39/15 187.20- CHECK

FROM ANDY F. HARDY and wife,

TO MARGUERITE R. HARDY

M. ELIZABETH SULLIVAN

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

DAVIDSON COUNTY, TENN. FEE $ 2.00 REGISTER'S

Aug 18 3 04 PM '80

IDENTIF. REFERENCE

60302

1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5638 PAGE 788

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69500.00- CO	
			180.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 187.20-	
6439A08/18/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603028

T

IDENTIF. REFERENCE

AUG 18 3 08 PM '80

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

No. 774495