BOK 38 2265

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

MARBUT GLENN GASTON, JR., ATTY.
Suite 221, Continental Plaza
Nashville, Tennessee 37215

BOOK 5980 PAGE 221

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. Wayne R. Sullivan (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	132-9
902 Cadillac Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	77
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22031 (CITY) (STATE) (ZIP)	FB# OH-07788

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, JAMES C. BROOME and wife SHERRY BROOME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE R. SULLIVAN and wife CLARA H. SULLIVAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 31 on the Plan of Oak Hill Subdivision, Section 1, as of record in Plat Book 547, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Broome and wife, Sherry Broome, by deed from Ernest B. Quinn, Jr. and wife, Martha E. Quinn, of record in Book 5577, page 443, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 4236, page 229, and (2) All matters appearing on the Plan of record in Plat Book 547, page 52, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 902 Cadillac Avenue Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 82.

JAMES C. BROOME

SHERRY BROOME

STATE OF TENNESSEE

BOOK 5980 PAGE 222

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. BROOME and wife SHERRY BROOME 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 December, 19 82.

My commission expires 10-21-84. Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

IDENTIF. REFERENCE

Dec 20 4 04 PM 82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 23692

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Wayne R. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 82.

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES C. BROOME
and wife,
SHERRY BROOME

TO

WAYNE R. SULLIVAN
and wife,
CLARA H. SULLIVAN

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5980 PAGE 223

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
			65000.00- CO	
			165.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	170.30-
6542A	12/20/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22362

IDENTIF. REFERENCE

DEC 20 4 04 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916780