| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| RONALD E. BLACKBURN | SAME | Map 61-4 |
| (NAME) | (NAME) | Par. 126 Ts |
| 1404 Hayesboro Ave. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37216 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 6231 PAGE 743

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, WE,

WILLIE B. SULLIVAN AND WIFE, SARA P. SULLIVAN, HEREINAFTER NAMED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said RONALD E. BLACKBURN, A SINGLE PERSON

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

BEING THE WESTERLY PARTS OF LOTS NOS. 15 AND 16 ON THE PLAN OF A.J. MC GAUGHEY'S 2ND HAYESBORO SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY PREPARED BY HICKERSON-MILLER ENGINEERS SURVEYORS DATED JULY 7, 1960, REVISED AUGUST 16, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HAYESBORO AVENUE, 158 FEET WEST OF THE WESTERLY MARGIN OF BRUSH HILL ROAD; THENCE SOUTH 15 DEG. 15' EAST 197.2 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT NO. 15; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 15, SOUTH 83 DEG. WEST 160 FEET TO A POINT; THENCE NORTH 11 DEG. 30 WEST ALONG THE REAR LINES OF LOTS NOS. 15 AND 16, 176 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HAYESBORO AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF HAYESBORO AVENUE NORTH 73 DEG. EAST 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIE B. SULLIVAN AND WIFE, SARA P. SULLIVAN BY DEED FROM FRANK H. HUGHES BY MARVIN H. HUGHES SOLE HEIR AND WIFE, KATHA HUGHES, AS OF RECORD IN BOOK 5666, PAGE 86, SAID REGISTER'S OFFICE.

THE GRANTEE HEREIN ASSUMES AND PROMISES TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5666, PAGE 89, SAID REGISTER'S OFFICE, AS MODIFIED BY AGREEMENT OF GRANTORS AS SET FORTH IN THE ATTACHED LETTER, DATED AUGUST 11, 1983 ON A PRINCIPAL BALANCE OF $41,355.16 PAYABLE AT $435.50 PER MONTH INCLUDING PRINCIPAL AND INTEREST, BEING AT 10.5% INTEREST PER ANNUM FOR 17 YEARS PAYABLE MONTHLY WITH THE FIRST PAYMENT HAVING BEEN JULY 1ST, 1983.

unimproved ( )
This is improved (X) property, known as 1404 HAYESBORO AVE. (House Number) (Street)
NASHVILLE, TN.
(P. O. Address) (City or Town) (Zip Code)

CHECK

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 9th day of FEBRUARY, 19 84.

X Willie B Sullivan
WILLIE B. SULLIVAN

X Sara P. Sullivan
SARA P. SULLIVAN

02/12 pd
357

BOOK 5231 PAGE 744

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 WILLIE B. SULLIVAN AND WIFE, SARA P. SULLIVAN

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 9th day of FEBRUARY, 19 84.

My commission expires 10-21-84 Notary Public Stella F. Traber

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ 45,747.67. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ronald E. Blackburn

Sworn to and subscribed before me this 9th day of FEBRUARY, 19 84.

My commission expires 10-21-84 Notary Public Stella F. Traber

This instrument was prepared by:

| WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN. 37214T | |
|---|---|
| Name | Address |

WARRANTY DEED

FROM WILLIE B. SULLIVAN ET UX

TO RONALD E. BLACKBURN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
W. G. TRABER
P. O. Box 140217
NASHVILLE, TENN. 37214

**William Gray Traber, LLB, JP**

ATTORNEY AT LAW

PHONE 885-0223

107 Donelson Pike, Nashville, Tenn. 37214
P. O. Box 140255

AUGUST 11, 1983

BOOK 5231 PAGE 745

MR. & MRS. WILLIAM B. SULLIVAN, JR.
1404 HAYESBORO AVE.
NASHVILLE, TN. 37216

DEAR MR. & MRS. SULLIVAN,

WHEN I RAN THE FIGURE $41,355.16 THROUGH THE COMPUTER TO MAKE THE AMORITZATION SCHEDULE THE MONTHLY PAYMENT CAME BACK $435.50 RATHER THAN THE FIGURE IN MY LETTER OF AUGUST 2, 1983. HAD WE REMAINED WITH THE OTHER FIGURE THERE WOULD HAVE BEEN A BALLOON ON THE END.

THE MONTHLY PAYMENT IS THUS $435.50 STARTING JULY, 1983 AND YOU THEREFORE OWE MR. HUGHES AN ADDITIONAL $26.85 BROKEN DOWN AS FOLLOWS:

| | | |
|---|---|---|
| JULY | $435.50 | |
| LATE CHARGE | $ 21.78 | |
| AUGUST | $435.50 | |
| TOTAL | | $892.78 |
| PAID | $819.18 | |
| | $ 46.75 | |
| | | $865.93 |
| BALANCE DUE | | $ 26.85 |

YOUR NEXT PAYMENT WILL BE $435.50 SEPTEMBER 1, 1983.

I REGRET THE ERROR, BUT MY RATE BOOK WAS OFF THAT MUCH, AND I SHOULD HAVE CHECKED THE COMPUTER FIRST.

PLEASE SIGNIFY YOUR ACCEPTANCE OF THIS NEW PAYMENT AND RETURN THE LETTER TO ME WITH $26.85.

SINCERELY,

WILLIAM G. TRABER

ACCEPTED:

William B Sullivan Jr

Dana P Sullivan

IDENTIF. REFERENCE

FEB 15 | 51 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

I 0 3 3 6 5

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6231 PAGE 746

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 45747.57- CAMT.<br>118.62 CSTAX<br>.50 PRFEE<br>9.00 WDEED<br>CHECK 129.38-<br>3457A02/15/84 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 3 3 6 5

IDENTIF. REFERENCE

FEB 15 1 51 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 13654