SN-236-06

B04

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

**SAFECO TITLE INSURANCE COMPANY**

BOOK 6367 PAGE 504

# WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF

THIS INDENTURE, Made the 7th day of July , 19 84
between

WILLIAM R. FLOYD and JOAN M. FLOYD

of the County of , and State of as party or parties of the first part, hereinafter called Grantor, and

GREGORY J. SULLIVAN,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57 and 58, said Register's Office, to which plan reference is hereby made for a more complet description of said lot.

Subject to easements, limitations or restrictions of record, if any. Recorded in Book 4317, page 17, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William R. and Joan M. Floyd by deed from Cyril Jerome McDonough and wife, Marion Elizabeth McDonough, of record in Book 5078, page 530, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings and Loan Association of record in Book 5051, page 299, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

| Address of Grantee | Mail Tax Notice to | Map Parcel No. |
|---|---|---|
| Gregory J. Sullivan<br>106 Timber Lane<br>Trafford, PA 15085 | Fidelity Federal Savings & Loan<br>401 Union Street<br>Nashville, Tennessee 37219 | 136-11<br>17<br>2D-55224 |

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

145463

IDENTIF. REFERENCE

AUG 27 10 01 AM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

x William R. Floyd
WILLIAM R. FLOYD

x Joan M. Floyd
JOAN M. FLOYD

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of July, 19 84, before me personally appeared William R. and Joan M. Floyd to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

William H. Mincey
Notary Public

My Commission Expires: April 19th, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 77,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me on this the 24th day of August, 19 84.

Notary Public

My Commission Expires:
11-17-84

08/27 239.00- CHECK

5161

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6367 PAGE 506

FOR

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 77500.00- CAPIT. | |
| | | | 201.50 COTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 208.00- |
| | | | 51S1AC8/27/64 DAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14543

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IDENTIF. REFERENCE

AUG 27 10 01 AM '64

DAVIDSON COUNTY, TN

No.0063848