THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Walter L. Sullivan et ux 1509 17th Avenue South Nashville, Tennessee 37212	Commerce McGehee Mortgage 6055 Primacy Parkway, Suite 410 Memphis, Tennessee 38119	104-8 282 22W-15725

WARRANTY DEED

6390 646

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Valerie Cook and husband, R. Bruce Stewart, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Walter L. Sullivan and wife, Jane H. Sullivan, hereinafter called the Grantee, Grantee's heirs and assigns, 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. 6 on the Map of O. H. Shields Subdivision of Lots 44, 55, 57 and 69 in O. B. Hayes Rokeby Addition, of record in Book 161, page 158, Register's Office for said County.

SAID Lot No. 6 fronts 55.5 feet on the westerly margin of Seventeenth Avenue South (formerly Adison Street), and extends back between parallel lines 157.9 feet to an alley.

BEING the same property conveyed to Valerie Cook by deed from Charles Benton Williams and wife, Mary Elizabeth Williams, of record in Book 5691, page 387, 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 grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to McNeill Mortgage & Investment Co., Inc., of record in Book 5284, page 128, 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 grantees.

This is (xx) improved property, known as 1509 17th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of August, 1984.

Valerie Cook

R. Bruce Stewart

OFFICIAL SEAL
DOROTHY HECK
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. July 16, 1985

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF San Diego

On this 18th day of September, 1984, before me personally appeared Valerie Cook and R. Bruce Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: July 1, 1985

Dorothy Heck
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

Walter L. Sullivan
Affiant

Subscribed and sworn to before me, this the 24th day of September, 1984.

My Commission Expires: 11-17-84

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC STATE OF TENNESSEE

152519

IDENTIFICATION REFERENCE

SEP 27 11 53 AM '84

FILED AND RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3925 09/27/84 15:13- CHECK

WARRANTY DEED

from:

VALERIE COOK AND HUSBAND,
R. BRUCE STEWART

to:

WALTER L. SULLIVAN ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

96000.00- CAMT.
249.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 256.10-
3925A09/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 5 1 9

IDENTIF. REFERENCE

SEP 27 11 54 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073258