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

Filed

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dawn M. Sullivan 764 Fox Ridge Drive Brentwood, TN 37027	Commerce Union Bank One Commerce Place, Real Estate Div. Nashville, TN 37239	160-14-C-64 6DU-79492

BOOK 6437 PAGE 593

WARRANTY DEED

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, Lawrence M. Wells and wife, Julie M. Wells hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dawn M. Sullivan, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 764 on the plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Lawrence M. Wells and wife, Julie M. Wells by deed from Haury & Smith Contractors, Inc., of record in Book 5985, page 973, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5818, page 915, Book 5818, page 925, and Book 5868, page 70, said Register's Office.

This is (an) improved property, known as 764 Fox Ridge Drive, Brentwood, TN 37027.

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 30th day of November, 1984.

Lawrence M. Wells

Julie M. Wells

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 1984, before me personally appeared Lawrence M. Wells and Julie M. Wells, 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: 10-24-88

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

STATE OF TENNESSEE
COUNTY OF Davidson

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The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Dawn M Sullivan
Affiant

Subscribed and sworn to before me, this the 30th day of November, 19 84.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

from:
LAWRENCE M. WELLS ET UX
JULIE M. WELLS

to:
DAWN M. SULLIVAN

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

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Dec 3 10 10 AM '84

IDENTIF. REFERENCE

I 6 7 1 4 6

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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
1615A12/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-67.1.4.6

IDENTIF. REFERENCE

Dec 3 10 10 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0089536