This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6843 PAGE 263

Address New Owner(s):
Bruce D. Sullivan
1001 Overton Lea Road
Nashville, Tennessee 37216

Send Tax Bills to:
Same.

Map/Parcel No:
See below

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TREEMONT DEVELOPMENT CORPORATION (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to BRUCE D. SULLIVAN (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is executed on this 18th day of April, 1986.

TREEMONT DEVELOPMENT CORPORATION

By: _____
Hunter McDonald, III, Secretary

96297

IDENTIFICATION REFERENCE

Apr 30 2 02 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Being part of:
M & P 146-6-4; FB No. OH-3140, M & P 146-6-6; FB No. OH-12680,
M & P 146-6-44; FB No. OH-12673, M & P 146-6-43; FB No. OH-12674,
M & P 146-1; FB No. OH-12900, M & P 146-2-13; FB No. OH-12575,
M & P 146-2-14; FB No. OH-12570, M & P 146-6-7; FB No. OH-12675,
M & P 146-6-14; FB No. OH-12560, M & P 146-6-15; FB No. OH-12565,
M & P 146-5-12; FB No. OH-12670, M & P 146-2-19; FB No. OH-12672

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Treemont Development Corporation, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of April, 1986.

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me,
this 18th day of April, 1986.

Notary Public

My Commission Expires: 1-19-88

Exhibit A

A certain tract of land known as Lot 28 on the Plan of Treemont as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point being the most southeasterly corner of Lot 38 on the Plan of Treemont, of record as aforesaid; thence, South 88° 37' 00" East 53.31 feet to a concrete monument; thence, North 77° 39' 32" East 201.36 feet to a point; thence, North 26° 08' 17" West 338.21 feet to a point; thence, southwardly along a curve having a radius of 221.81 feet and a tangent of 125.00 feet, 118.63 feet to a point; thence, South 11° 21' 51" West 245.44 feet to the point of beginning. Containing 1.07 acres, more or less.

A public utilities, drainage and access easement passes across the westerly portion of the above-described Lot. The location of said easement is more fully described on the Plan of Treemont, of record as aforesaid.

The above described property is subject to the following:

1. 1986 property taxes, which have been prorated and are to be paid by the Grantor.

2. Restrictive covenants of record in Book 6833, page 594, Register's Office for Davidson County, Tennessee.

3. Additional restrictive covenants of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

4. Charter and By-laws of Treemont Homeowners' Association, of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plat of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee.

6. Restrictive covenants contained in the deed of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.

7. Terms and Conditions of Easement Agreement, including obligation to pay maintenance fees, of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee.

8. Charter and By-laws of Tyne Ridge Court Private Road Association, of record in Book 6833, page 650, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Treemont Development Corporation by deed from Lynn Anderson Stream of record in Book 6833, page 586, Register's Office for Davidson County, Tennessee.

Exhibit A

A certain tract of land known as Lot 50 on the Plan of Treemont as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point in the westerly margin of Tyne Valley Boulevard being the most southeasterly corner of Lot 51 on the Plan of Treemont, of record as aforesaid; thence leaving said margin North 87° 01' 32" West 254.55 feet to a point; thence, South 05° 20' 02" West 315.47 feet to a point; thence, South 89° 33' 47" East 297.71 feet to a point in the westerly margin of the said Tyne Valley Boulevard; thence, northwardly along said margin, being a curve having a radius of 4974.63 feet and a tangent of 150.76 feet, 220.30 feet to a concrete monument; thence, continuing along said margin North 27° 01' 32" West 50.00 feet to a concrete monument; thence, continuing along said margin North 02° 58' 28" East 38.48 feet to the point of beginning. Containing 2.00 acres, more or less.

The above described property is subject to the following:

1. 1986 property taxes, which have been prorated and are to be paid by the Grantor.

2. Restrictive covenants of record in Book 6833, page 594, Register's Office for Davidson County, Tennessee.

3. Additional restrictive covenants of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

4. Charter and By-laws of Treemont Homeowners' Association, of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plat of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee.

6. A five-foot easement for a bridle path as reserved in deed of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Treemont Development Corporation by deed from Lynn Anderson Stream of record in Book 6833, page 586, Register's Office for Davidson County, Tennessee.

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

205000.CO- CAPIT
533.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 545.50+
871 A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96297

IDENTIFICATION REFERENCE

APR 30 2 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242672