THIS INSTRUMENT PREPARED BY:
David B. Weaver
Cornelius, Herbert & Crawford
Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2165

6854/36 BOOK 6928 PAGE 118

WARRANTY DEED

REAU E. FOLK, JR. FORM

PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
091-20-103	Mr/Mrs Abraham Varkey	Homeland Mortgage Corporation BNA Corporate Center Bldg. 200, Suite 504 ~~Nashville, TN 37217~~
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 734 Hite Street	LOAN OR ACCOUNT NO. 04952
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 24 3 18 PM '86

IDENTIFICATION REFERENCE 24413

ADA SULLIVAN and husband, ROBERT H. SULLIVAN and MILDRED SULLIVAN, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ABRAHAM VARKEY and wife, ANNAMMA K. VARKEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. I: Being Lot No. 110 of Section 2, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 110 fronts 36.9 feet on the northeasterly side of a turn-around of Hite Street and extends back 101.2 feet on the southeasterly line and 108.1 feet on the northwesterly line to a dead line measuring 111.8 feet thereon.

Being the same property devised to Ada Sullivan and Mildred Sullivan as devisees under the Will of Lester M. Fowler, Will Book 162, page 68, Probate Court for Davidson County, Tennessee.

Tract No. II: Being land in Davidson County, Tennessee, previously acquired according to Metropolitan Nashville Bill No. 68-593 and being part of parcels 82-84-56 and 411 of Map 91-10 to wit: Extending the southeasterly line of Lot 103, Section 2 of Urbandale Subdivision from the dead line in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property belonging to J. D. Kirby, et ux and extending the northwesterly line of grantees property line from the dead line straight back to intersect with the property line of land belonging to J. D. Kirby, et ux.

Being the same property conveyed to Lester Fowler and wife, Lorene Fowler, by Quitclaim deed from E. Milligan and Joe Barnes, Jr., as of record in Book 5674, page 24, both of said parties having since died, the said Lorene Fowler having predeceased Lester Fowler and Lester M. Fowler having devised the property to Ada Sullivan and Mildred Sullivan by Will of record in Will Book 162, page 68, Probate Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of July, 19 86

Mrs Ada Sullivan
Ada Sullivan

Mildred Sullivan
Mildred Sullivan

Robert H. Sullivan
Robert H. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ada Sullivan and husband, Robert H. Sullivan the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 23 day of July, 1986 or proved to me on the basis of satisfactory evidence

My commission expires: 7/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred Sullivan, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this, the 22nd day of July, 1986 or proved to me on the basis of satisfactory evidence

My commission expires: 4-19-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00

Ada Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 1986

MY COMMISSION EXPIRES: 7/9/89 (AFFIX SEAL)

Notary Public

Rec'd $36.90

WARRANTY DEED

FROM

ADA SULLIVAN, AND HUSBAND, ET AL

TO

ABRAHAM VARKEY AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

36900.00- CONT.
103.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 109.82-
1780A07/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2441.3.

IDENTIFICATION REFERENCE

JUL 24 3 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275058