BOOK 7029 PAGE 307 Bat 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Russell Sullivan 406 McClellan Avenue Nashville, TN 37211	Russell Sullivan 3215 Nolensville Rd Nashville, Tn 37211	133-1 164 6DA 37521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assmption of a certain deed of trust of record in Book 5388, Page 706, Register's Office for Davidson County, Tennessee, to secure a note payable to Archie Melvin Cartwright and wife, Dorothy J. Cartwright, in the principal amount of $27,000.00, we, **Kendall Kitchens and wife, Linda F. Kitchens**, have bargained and sold, and by these presents do transfer and convey unto the said **Russell Sullivan** _____, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Radnor Heights Subdivision, as of record in Book 421, Page 58, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the northerly side of McClellan Avenue and runs back between parallel lines, 192 feet, more or less, to the north boundary line of said subdivision.

BEING the same property conveyed to Kendall Kitchens and wife, Linda F. Kitchens by deed from Daniel Joseph Martin and wife, Patricia L. Martin of record in Book 5548, Page 946, said Register's Office for Davidson County, Tennessee.

Prepare by information provided by the parties, preparer makes no warranty as to title, liens or incumbrances.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **406 McClellan Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 3 day of November 1986.

Kendall Kitchens
KENDALL KITCHENS

Linda F. Kitchens
LINDA F. KITCHENS

5955 3
IDENTIFICATION REFERENCE
Nov 3 3 26 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kendall Kitchens and wife, Linda F. Kitchens,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of November, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $32,778.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF November, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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
			32778.00- CAMT.	
			91.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.34-
			1795A1 /03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5955 3

IDENTIFICATION REFERENCE

Nov 3 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07875