BOX 22

BOOK 7082 PAGE 65

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Francis M Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 86

Notary Public

MY COMMISSION EXPIRES 11-12-89

(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Stephen M. Sullivan	Atlantic Coast Mortgage Company	91-15-115.00
(NAME)	(NAME)	
5208 Elkins Avenue	3975 University Drive	12W-730
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Fairfax, Virginia 22030	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Elizabeth Foust Pouder and Alga Nell Foust Jensen and Shirley Ann Foust Sullivan and David Eugene Foust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Sullivan, Unmarried and Francis M. Sullivan

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the East 43.5 feet of the West 160 feet of the South 160 feet, more or less, of Block 7, on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County.

SAID part of said Block fronts 43.5 feet on the North side of Elkins Avenue and runs back between parallel lines 160 feet, more or less, to a dead line.

BEING the same property conveyed to Mary Elizabeth Foust Pouder, Alga Nell Foust Jensen, Shirley Ann Foust Sullivan, and David Eugene Foust, by Quitclaim Deed from Algie David Foust and wife, Annie Elizabeth Hunt Foust, of record in Book 6193, page 22, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

William K. Pouder, husband of Mary Elizabeth Foust Pouder: and Lee H. Jensen, husband of Alga Nell Foust Jensen; and Sharon Marie Foust, wife of David Eugene Foust, joins in to convey any interest they may have by reason of their marital status in subject property.

unimproved (XX
This is improved ( ) property, know as 5208 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 convenant 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. Wherever 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 their hands this 19th day of December, 19 86

Mary Elizabeth Foust Pouder

Alga Nell Foust Jensen

Shirley Ann Foust Sullivan

David Eugene Foust

Lee H. Jensen

Sharon Marie Foust

William K. Pouder

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned and husband, William K. Pouder, a Notary Public in and for said County and State, the within named Mary Elizabeth Foust Pouder and Alga Nell Foust Jensen and Shirley Ann Foust Sullivan and David Eugene Foust and wife, Sharon Marie Foust and husband Lee H. Jensen 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 19th day of December, 1986.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Mary Elizabeth Foust Pouder
and Alga Nell Foust Jensen
and Shirley Ann Foust
Sullivan and David Eugene
Foust

Stephen M. Sullivan,
Unmarried and
Francis M. Sullivan

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

7 6 6 7 1

IDENTIFICATION REFERENCE

Dec 29 | 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 7082 PAGE 67

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

300[illegible] D- CANT.
186.40 CSTAX
.50 [illegible]
6.00 WDE
CHECK 1[illegible]
13:5A 12/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7667

IDENTIFICATION REFERENCE

Dec 29 1 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27008