This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
E253603 File Box 35

WARRANTY DEED

BOOK 7110 PAGE 994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherry Downing (NAME)	(NAME)	
7102 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 102
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 43

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Sherry Downing and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Robert G. Sullivan

have this day bargained and sold, and do hereby transfer and convey unto the said Sherry Downing

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of the original property conveyed to W. J. Stephens of record in Book 504, page 69, April 31, 1917, and more recently having been surveyed by George Anton, Surveyor March 24, 1978, and more particularly described as follows:

Beginning at a concrete monument at the intersection of U.S. 70 North and River Road;

Thence following the westerly margin of U.S. 70 North (Charlotte Pike) South 45 deg. 53' 0" West 224.96 feet;

Thence North 48 deg. 29' 18" West 20 feet; Thence South 39 deg. 30' 43" West 40.98 feet to the corner of Clyde Jennette following Clyde Jennette North 74 deg. 51' 27" West 209.42 feet;

Thence North 7 deg. 21' 16" West 84.29 feet to a point at the southerly margin of River Road said point being 25 feet from the centerline of River Road;

Thence North 83 deg. 38' 46" East 281.62 feet;

Thence North 87 deg. 59' 49" East 136.19 feet to the point of beginning and

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me this the 15th *day of* January, 19 87

Affiant

My commission expires: ---------- *(Affix Seal)*

Notary Public

unimproved ( )

This is improved (—) property, known as 7102 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 15th *day of* January, *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert G. Sullivan

Robert G. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Robert G. Sullivan

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 15th *day of* January, *19* 87.

Notary Public

Commission expires 5-13-90

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

Before me, *a Notary Public 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* of the *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* self *as* .

Witness my hand and seal, at office in , *this* day of , *19* .

Notary Public

Commission expires

EXHIBIT A

containing 1 acre, more or less.

Being the same property conveyed to Robert G. Sullivan by deed from Sam Stephens, Estelle S. O'Brien, Gladys I. Stephens, Joyce M. Moss, Clara Estelle Stephens and William Frank Stephens, heirs at law of W. J. Stephens and wife, Amanda Stephens, deceased, of record in Book 6293, page 574, Register's Office for Davidson County, Tennessee.

85043

IDENTIFICATION REFERENCE

JAN 20 9 34 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Robert G. Sullivan

TO
Sherry Downing

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

1250 .00 CAMT
350.00 CSTAX
.50 PRFE
6.00 WDSCD
CHECK 356.50
063[illegible]/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85043

IDENTIFICATION REFERENCE

JAN 20 9 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36213

Voided

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Voided

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Voided

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