PREPARED BY:
Fred E. Cowden, Jr.,
Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

# WARRANTY DEED

BOOK 7167 PAGE 81

| New Owner: | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Darce F. Sullivan, and wife,<br>Johnnye Sullivan,<br>8944 Highway 70<br>Pegram, TN 37143 | Same | Map 91-11<br>Parcel 89 |

FOR AND IN CONSIDERATION of the sum of Nine Thousand Dollars ($9,000.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bernard L. McGehee and Michael E. McGehee, d/b/a McBrothers Development company, a partnership, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Darce F. Sullivan and wife, Johnnye Sullivan, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots No. 602 and 604 of Block No. 140, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County.

Said Lots No. 602 and 604 front together 60 feet on the south side of Illinois Avenue and extend back between parallel lines, southwardly along the west side of 47th Avenue North, formerly Sixth Street, 150 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Bernard L. McGehee and Michael E. McGehee, d/b/a McBrothers Development Company, a partnership, by deed of record in Book 6707, page 468, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4701 Illinois Avenue, Nashville, TN 37209.

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. 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 our hands this 17TH day of February, 1987.

Bernard L. McGehee

Michael E. McGehee

0 3 5 6 3

MAR 13 9 04 AM '87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard L. McGehee and Michael E. McGehee, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of February, 1987.

June A. McKinney
Notary Public
My Commission expires: 3-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Dance Z Gallagher
Affiant

Sworn to and subscribed before me this 17th day of February, 1987.

June A. McKinney
Notary Public
My Commission expires: 3-11-90

Prepared By: George H. Morton, Jr. Atty

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

RECEIVED OF _____

FOR _____

BOOK 7167 PAGE 83

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

90- .. 0- CAMT.
25.00 CSTAX
.50 PRFE
6.00 WDE D
CHECK 31.70-
147:A03/13/87 PAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03583

IDENTIF. REFERENCE

MAR 13 9 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56600