WARRANTY DEED BOOK 7196 PAGE 473

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Gail Kopcsak and Eldon Spraker, both single persons	Barbara O. Sullivan	105-10-336

SEND TAX BILL TO:
OWNERS
737 Benton Ave
Nashville, Tn. 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00.

Eldon R Spraker
Affiant

Subscribed and sworn to before me this 7th day of April, 1987.

Notary Public

Commission expires: 9/19/89

IDENTIFICATION REFERENCE

APR 8 12 20 PM '87

WILSON K. FELTS REGISTER DAVIDSON COUNTY, TN

127.37

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BARBARA O. SULLIVAN, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto GAIL KOPCSAK and ELDON SPRAKER, hereinafter referred to as Grantees, their heirs, successors 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 north 40 feet of Lot No. 17, on the Plan of Yarbrough's Subdivision of Woodland of record in Book 161, Page 897, Register's Office for said County.

Said part of Lot 2 fronts 40 feet on the east margin of White Avenue and extends back between parallel line 167 1/2 feet to a line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Barbara O. Sullivan, by deed from John A. Gupton, III, Trustee, of record in Book 7122, Page 29, Register's Office for Davidson County, Tennessee.

Subject to the rights of adjoining property covers for the use of driveway.

Subject to statutory rights of redemption due to foreclosure of Deed of Trust in Book 6781, Page 47, Register's Office for Davidson County, Tennessee.

Allen T. Sullivan, husband of the said Barbara O. Sullivan, joins in the execution of this conveyance for the purpose of conveying and releasing any rights which he might have in said property by reason of his marital status.

This is unimproved/improved property, known as 2008 White Avenue, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of April, 1987.

Barbara O. Sullivan
Barbara O. Sullivan

Allen T. Sullivan
Allen T. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 1987, before me personally appeared BARBARA O. SULLIVAN and ALLEN T. SULLIVAN, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tn, this 7th day of April, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
11a1/90

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

RECEIVED OF _____

FOR _____

BOOK 7196 PAGE 475

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

270[illegible] D- CANT.
75.60 COSTAX
.50 PRFEE
6.00 MISC
CHECK 88.10-
20180604[illegible] TAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12737

IDENTIFICATION REFERENCE

APR 8 12 20 PM '87

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 66900