1-017,618
File Box 39

BOOK 7309 PAGE 261

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF June, 1987

Notary Public

MY COMMISSION EXPIRES 7-17-90

THIS INSTRUMENT WAS PREPARED BY

CUMBERLAND VALLEY TITLE, INC., 1114 17th Avenue, South, Suite #105, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace L. Kroeger and husband Carroll V. Kroeger (NAME)	Empire of America Realty Corp. (NAME)	Map 104-5
3712 Meadowbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	Two Empire Plaza, 100 Seneca St. (STREET ADDRESS)	Parcel 228
nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Buffalo, New York 14203 (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, Robert Joel Sullivan, heir at law of Frances Marion Sullivan and husband, Joel Sullivan.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace L. Kroeger and husband, Carroll V. Kroeger

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

A tract of land in Davidson County, Tennessee, being Lot No. 481 in the Richland Realty Company's Division "C" the Plan of which is of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, said Lot No. 481 is more accurately described as follows:

BEGINNING at a point in the southern margin of Westbrook Avenue, the northeast corner of said Lot No. 481, and the northwest corner of Lot No. 479 running thence in a westerly direction in a straight line and along the southerly margin of Westbrook Avenue 145 feet to a point at the beginning of a curve and the intersection of Westbrook Avenue with Meadowbrook Avenue; thence with said curve 69 feet to a point in the northerly margin of Meadowbrook Avenue; thence in a curved line with the northerly margin of Meadowbrook Avenue and the southerly margin of Lot No. 481, 185 feet to a point, the southeast corner of said Lot No. 481, and the southwest corner of Lot No. 480 in said plan; running thence in a northerly direction along the common boundary line between Lot Nos. 479, 480 and 481, 176 feet to the point of beginning.

Being the same property conveyed to Frances Marion Sullivan and husband, Joel Sullivan by deed of record in Book 1055, page 20, Register's Office for Davidson County, Tennessee. The said Frances Marion Sullivan and husband, Joel Sullivan having since died (Frances Marion Sullivan having predeased Joel Sullivan), and by will of record in Will Book 156, page 367, Probate Court of Davidson County, Tennessee, devised said property to Robert Joel Sullivan and Margaret Elizabeth Floyd. The said Margaret Elizabeth Floyd having since died.

This is improved [X] unimproved [ ] property, known as 3712 Meadowbrook Avenue, Nashville, TN 37205
(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 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 hand s this 18th day of June, 1987

Robert Joel Sullivan

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STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Sid Sullivan

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dickson, Tennessee, this 10 day of June 1987.

Commmission expires 9-17-88

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM

TO

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

IDENTIFICATION REFERENCE

50299

JUL 29 9 09 AM '87

PEGGY E. WILKINS REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9,800.00- CASH	
			274.40 CASH	
			.50 PREP	
			6.00 MORTG	
			CHECK 9,280.90-	
			9102A07/29/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50299

IDENTIFICATION REFERENCE

JUL 29 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109206