mail

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7309 PAGE 873

Address of New Owner(s):
William N. Sullivan
216 Wallace Road
Nashville, Tennessee 37211

Mortgagee:
None

Map-Parcel No.:
148-1-228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CLARA S. RAINEY (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to WILLIAM N. SULLIVAN (the "Grantee"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING in the 5th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parrish Associates, dated October 23, 1962, as follows:

BEGINNING at an iron stake in the north margin of Wallace Road at the southwest corner of the tract conveyed to Will A. Rainey and wife, by deed of record in Book 3309, page 323, Register's Office for said County; thence along the margin of Wallace Road, westerly around a slight curve, 26 feet to a stake, continuing with the margin of said road, north 89 degrees west 49 feet to an iron stake; thence leaving said road, north 0 degrees 12 minutes east 140 feet to a point; thence north 88 degrees 12 minutes east 68.10 feet to the northwest corner of the Rainey Lot above mentioned; thence with Rainey's west line, south 1 degree 42 minutes east 143.2 feet to the point of beginning.

BEING, the same property conveyed to Clara S. Rainey, unmarried by deed from Wendell Pardue, unmarried of record in Book 6791, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record.

This is improved property known as 216 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

50497.

IDENTIFI REFERENCE

Jul 29 1 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 27 day of July, 1987.

Clara S. Rainey
CLARA S. RAINEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 1987, before me personally appeared CLARA S. RAINEY to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

Richard M. Dameron
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- Love and Affection. This property is valued at $54,400.00

William N. Sullivan
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 27th DAY OF JULY, 1987.

Richard M. Dameron
NOTARY PUBLIC

My Commission Expires: 11-1-87

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

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 875

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

5440-.00- CTC.
152.50 CTAX
.50 CPF
6.00 CRF
CHECK 159.00-
5A04A07729787 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50497

IDENTIFICATION REFERENCE

JUL 29 1 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109455