BOOK 7866 PAGE 783

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,674.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 89

Notary Public Jeffrey W. Combos

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center 23rd Floor, Nashville, TN 37238-0057

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Tim Banks (NAME)	NEW OWNER (NAME)	MAP 91-06
5412 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 312
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Darce Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Banks

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:

LAND in Davidson County, Tennessee, being Lots No. 1321 and 1323 of Block 184, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots No. 1321 and 1323 front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines, with the easterly margin of 55th Avenue, North, formerly 14 Street, 150 feet to an alley.

Being the same property conveyed to Darce Sullivan and Tim Banks by deed from James R. Hickman, unmarried, of record in Book 7657, page 473, Register's Office for Davidson County, Tennessee.

Johnnye Sullivan joins in this conveyance to convey any and all rights she may have in the subject property.

5856 06/16 0101 03CHECK 117.71

This is ( ) unimproved (X) improved property, known as 5412 Kentucky Avenue, Nashville, TN 37209
(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 my hand this 15th day of June, 19 89

Darce Sullivan

Johnnye Sullivan

County of Davidson

Personally appeared before me, Darce Sullivan and wife, Johnnye Sullivan

with whom I am personally acquainted, and who acknowledged that ~~XX~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 19 89.

Commission expires 1/21/90

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

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WARRANTY DEED

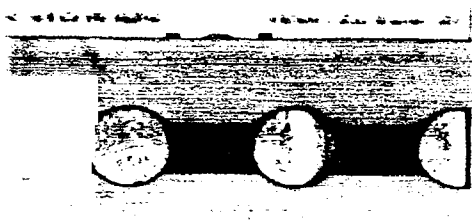
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TO

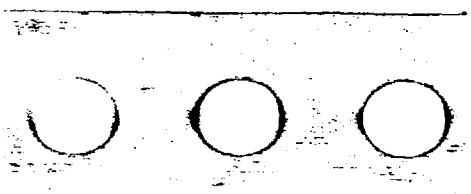
Prepared by:
COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

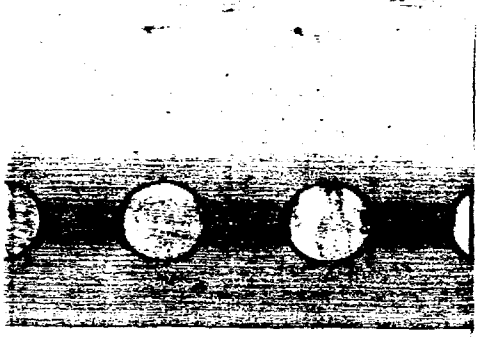
41829.

JUN 16 1 34 PM '89









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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	33674.74
CON TX	111.21
PRFEE	0.50
WDEED	6.00
TOTAL	117.71
CHECK	117.71

RECEIPT IS NOT VALID UNTIL 06/16/89 IS PAID BY BANK 37 0001 5856

41829

IDENTIFICATION

JUN 16 1 34 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 220172