BO'

FORM No. WD-1

ALLEN BOX 46

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

J. Michael Sullivan
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| J. Michael Sullivan | Union Security Mortgage Company | 84-12 |
| (NAME) | (NAME) | |
| 2430 Maplecrest Drive | 3322 West End Avenue, Suite 400 | 76.00 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37203 | 3DZ 44470 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Madge C. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Michael Sullivan, unmarried

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:

Being Lot No. 148 of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 148 is described as follows: Beginning at a point in the westerly margin of McGavock Pike, said point being the common corner of Lots Nos. 148 and 149; thence with the line between said lots westwardly 158.8 feet to a point in the east line of Lot No. 147; thence with the lines between Lots Nos. 148 and 147 southerly 130 feet to a point in the northerly margin of Maplecrest Drive; thence with the margin of said drive eastwardly 135.54 feet to a concrete monument and the beginnng of a curve; thence around said curve in a northeasterly direction 30.87 feet to another concrete monument in the westerly margin of McGavock Pike; thence with the margin of said pike northerly 110.54 feet to the point of beginning.

Being the same property conveyed to Thomas D. Phillips and wife, Madge C. Phillips by deed from O. H. Bowman and wife, Anita Bowman of record in Book 2703, page 11, Register's Office, Davidson County, Tennessee, the said Thomas D. Phillips having since died.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.
AUG 7 9 52 AM '89
IDENTIF. REFERENCE
55589

unimproved ( ) This is improved ( XX ) property, known as 2430 Maplecrest Drive, Nashville, TN 37214
(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 27th day of July, 19 89

Madge C. Phillips

BOOK 7908 PAGE 438

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~Davidson~~ CRAIGHEAD

Personally appeared before me, _____ the undersigned _____, a Notary Public in and for said County and State, the within named Madge C. Phillips

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in ~~Nashville~~ Arkansas, ~~Tennessee~~, this 27th day of July 19 89

Commission expires Nov 29, 1992

_____ Notary Public

OFFICIAL SEAL
MOLLIE ROGERS
NOTARY PUBLIC - ARKANSAS
CRAIGHEAD COUNTY
My Commission Expires Nov. 29, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

3072 08/07 0101 03CHECK 224.70

WARRANTY DEED

FROM

Madge C. Phillips

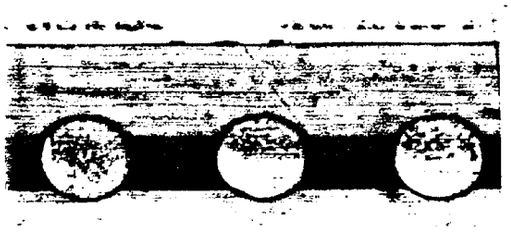
TO

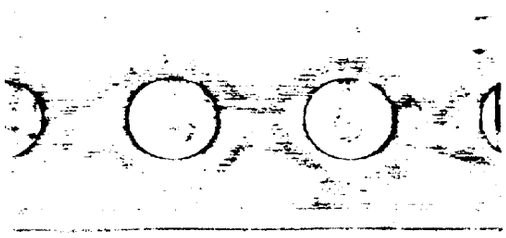
J. Michael Sullivan, unmarried

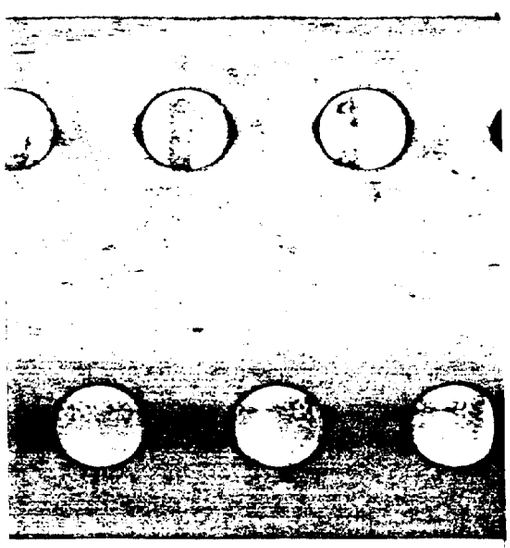
RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 439

| | | |
|---|---|---|
| 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 | 69000.00 |
| CON TX | 227.70 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| ~~TOTAL~~ | ~~234.70~~ |
| ~~CHECK~~ | ~~234.70~~ |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/89 01 09:54 0001 3072

55589

IDENTIF. REFERENCE

AUG 7 9 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236339