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FILE IN BOX #14
MAP 83-14
PARCEL 266
FB#: 23W-04705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,323.98 .

Affiant

Subscribed and sworn to before me this the 23rd day of August, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
STEPHEN C. SULLIVAN	STANDARD FEDERAL SAVINGS BANK
(Name)	(Name)
912 STROUSE AVENUE	205 Perry Parkway, Suite 13
(Street Address)	(Street Address)
NASHVILLE, TN 37206-3329	Gaithersburg, MD 20877
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, JORDAN COOK STEPHENS, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto STEPHEN C. SULLIVAN, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 77 and the westerly 2 feet of Lot No. 78 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 and part of Lot No. 78 front 52 feet on the southerly margin of Lillian Street (or Lilian Avenue) and extends back between parallel lines, 150 feet to an alley in the rear.

BEING the same property conveyed to Jordan Cook Stephens, by Deed from William R. Tucker and wife, Karen Tucker, of record in Book 5739, Page 462 (as to Lot No. 77), and by Quitclaim Deed from Maude E. Stephens, a widow, of record in Book 5741, Page 929 (as to part of Lot No. 78), Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by William R. Tucker and wife, Karen Tucker, to Western Pacific Financial Corporation (now being Standard Federal Savings Bank), in the original principal amount of $31,000.00, of record in Book 5555, Page 805, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS is improved property, known as 1802 Lillian Street, Nashville, Tennessee 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 23rd day of August, 1990.

JORDAN COOK STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JORDAN COOK STEPHENS, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1990.

My Commission Expires: 11/10/91

Notary Public

52279

WARRANTY DEED

IDENTIFICATION REFERENCE

Aug 24 3 40 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

From

JORDAN COOK STEPHENS,
unmarried

To

STEPHEN C. SULLIVAN

Address

1802 Lillian Street
Nashville, TN 37206
[File #6625]

3500 08/24 0101 CKCHECK

147.20

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church Street, 13th Floor
Nashville, Tennessee 37219

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	41323.98
CON TX	136.29
PRFEE	1.00
WDEED	6.00
TOTAL	143.29
CHECK	143.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/90 01 15:45 0001 3300

5227 9

IDENTIFT REFERENCE

AUG 24 3 40 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349694