WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8220 PAGE 128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD H. SULLIVAN (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	Map 148-13
364 Gillette Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	Parcel 114
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	F.B. #5DU43236

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, CHARLES O. MCCLAIN AND WIFE, WYELENE D. MCCLAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD H. SULLIVAN AND WIFE, ANGELA M. SULLIVAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 45A and 45B on the Plan of Fairlane Park Section II Lot 45, as of record in Plat Book 6200, page 948, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles O. McClain and wife, Wyelene D. McClain by deed from Sandra Kay Adams, unmarried of record in Book 3800, page 83, said Register's Office.

This conveyance is subject to: (1) Restrictions of record in Book 2498, page 571, and Book 2548, page 355, made applicable in Book 2593, page 588; (2) All matters of record in Book 2330, page 89; and (3) All matters appearing on the Plan of record in Plat Book 6200, page 948, said Register's Office.

6599 2

IDENTIF. REFERENCE

Oct 19 9 33 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1451 10/19 0101 03CHECK 221.50

unimproved ( )
This is improved (XX) property, known as 364 Gillette Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of October, 1990.

Charles O McClain
CHARLES O. MCCLAIN

Wyelene D. McClain
WYELENE D. MCCLAIN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 8220 PAGE 129

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES O. MCCLAIN AND WIFE, WYELENE D. MCCLAIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of October, 19 90.

My commission expires 3/27/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 90.

MY COMMISSION EXPIRES: 3/27/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CHARLES O. MCCLAIN AND WIFE,
WYELENE D. MCCLAIN

TO
RONALD H. SULLIVAN AND WIFE,
ANGELA M. SULLIVAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8220 PAGE 130

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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

10/19/90 01 09:35 0001 1451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65992

IDENTIF. REFERENCE

OCT 19 9 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365633