This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

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NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Matthew F. Strader 8465 Old Charlotte Pike Pegram, Tn.	Nationsbanc Mortgage Corp. 201 East Cary Street Richmond, Va. 23230	113-24.00

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **BRIAN SULLIVAN AND WIFE, TAMARA SULLIVAN,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **MATTHEW F. STRADER AND SHARON M. COLBERT,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

> Land in the 9th, formerly 14th Civil District of Davidson County, Tn. being Tract No. 20 in Travis & Lewis Land Company's Subdivision of Small Farms, not of record and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957, as follows:
>
> Beginning at an iron pin in the southerly margin of Old Charlotte Pike at the intersection of said pike and East Manning Hollow Road at the beginning of a curve with a radius of 25 feet; thence southwesterly around said curve 40.5 feet to a point in the easterly margin of East Manning Hollow Road; thence with the easterly margin of said Road, southeasterly 543.2 feet to an iron pin at the southwesterly corner of said Tract No. 20 and the northwesterly corner of Tract No. 21; thence with the line between said tracts, East 235 feet to an iron pin, the southeasterly corner of said Tract No. 20 and the southwesterly corner of Tract No. 22; thence with the line between Tract No. 20 and Tract No. 22, N 688 feet to an iron pin in the S margin of Old Charlotte Pike; thence with the southerly margin of said Pike the following calls and distances: S 80° 48' W 87.2 feet, S 85° 51' W 100 feet, S 89° 25' W 127.4 feet to the point of beginning, containing 4.6 acres, more or less.
>
> Being the same property conveyed to Brian Sullivan and wife, Tamara Sullivan of record

in Book 8455, page 147, Register's Office of Williamson County, Tn.

SUBJECT TO THE FOLLOWING:

1. 1992 Taxes are a lien, but not yet due and payable.

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 and 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.

This property ( )unimproved (x) improved property is known as: 8465 Old Charlotte Pike, Pegram, Tn.

WITNESS OUR HANDS THIS 20th DAY OF FEBRUARY, 1992 IN FRANKLIN, TENNESSEE.

SELLER: BRIAN SULLIVAN

SELLER: TAMARA SULLIVAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Brian Sullivan and wife, Tamara Sullivan** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of February, 1992 in Franklin, Tn.

Notary Public

My Commission Expires:

11/16/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $72,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 20th day of February, 1992, in Franklin, Tennessee.

NOTARY PUBLIC

CYNTHIA G. WITT NOTARY PUBLIC WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:

11/16/93

9004 3

IDENTIFICATION REFERENCE

MAR 6 8 47 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

3701 03/06 0101 03CHECK 278.25



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 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
				CAMT 72500.00
				CON TX 268.25
				PRFEE 1.00
				WDEED 9.00
				TOTAL 278.25
				CHECK 278.25
			03/06/92 01	08:46 0001 3791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

900.43

IDENTIFICATION REFERENCE

MAR 6 8 47 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 508264