Bk453

BOOK 8800 PAGE 995

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 1992.

Notary Public

MY COMMISSION EXPIRES: 4/13/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM SULLIVAN (NAME)	SAME (NAME)	MAP 29
4001 Gray's Point Rd (ADDRESS)	(ADDRESS)	PARCEL
Joelton Tn 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	345.00

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, CHARLES LARUE, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM SULLIVAN AND WIFE, PEGGY SULLIVAN

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 the Second Civil District of Davidson County, Tennessee, more particularly described as follows:
BEGINNING at a point in Eatons Creek Road at an iron pin same being 155.00 + south of the margin of Gray's Point Road; thence N 55 deg. 14' 24" W 243.10 feet to an iron pin; thence North 83 deg. 28' 15" East 600.00 feet to an iron pin on the back property line of Lot 234 belonging to Joe M. Cornwell, et ux, of record in Deed Book 3924, page 244, Register's Office for Davidson County, Tennessee; thence southerly 286.10 feet to a point; thence southerly 85 deg. 17' 39" East 595.85 feet to a point; thence southerly 55 deg. 14' 24" East 185.68 feet to a point in Eatons Creek Road; thence 124.22 feet along Eatons Creek Road to an iron pin being the point of beginning; all according to a survey made by Ahler-Martin Company Surveyors dated January 31, 1986, and incorporated herein by reference.

Being the same property conveyed to CHARLES LARUE, JR., UNMARRIED, by Deed of record in Book 7948, page 41, Register's Office for Davidson County, Tennessee.

69395
IDENTIFICATION REFERENCE
Dec 2 8 32 AM '92
DAVIDSON COUNTY, TN

6869 12/02 0101 03CHECK 62.65

This is ( ) unimproved (XX) improved property, known as 5783 EATONS CREEK ROAD, JOELTON, TN 37080
(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 25th day of November, 19 92

Charles LaRue Jr
CHARLES LARUE, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES LARUE, JR., 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 GOODLETTSVILLE, Tennessee, this 25th day of November, 19 92

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

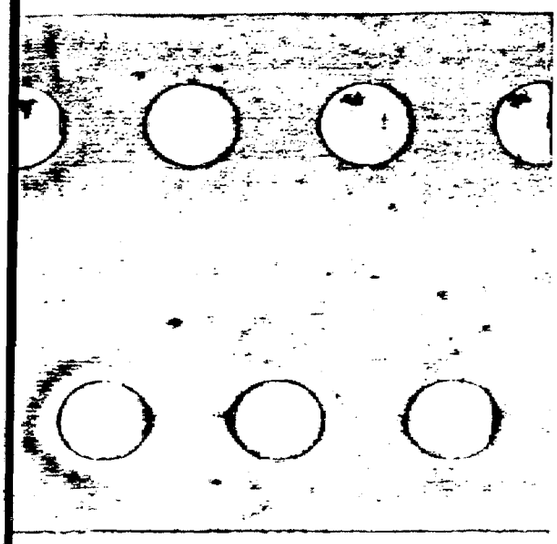
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

WARRANTY DEED
FROM
TO
RETURN TO:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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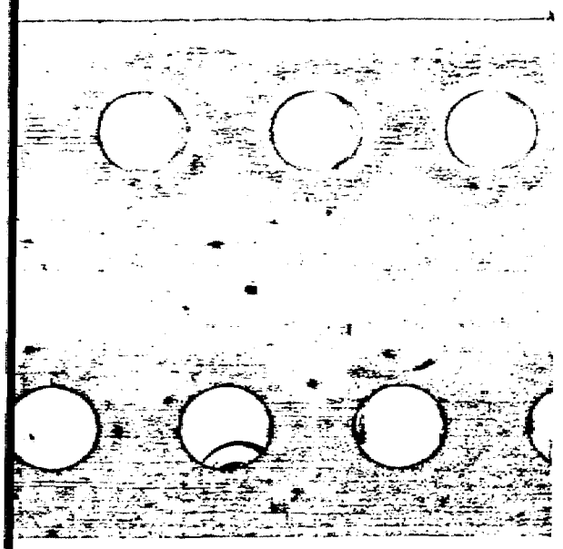
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	14500.00
CON TX	53.65
PRFEE	1.00
WDEED	8.00
TOTAL	62.65
CHECK	62.65

12/02/92 01 08:31 0001 6869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



69395

IDENTIFICATION REFERENCE

DEC 2 8 33 AM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 596129