NAME AND ADDRESS OF NEW OWNER:
Paul N. Sullivan and wife,
Marie R. Sullivan
309 Woodberry Dr.
Nashville TN 37214

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 084-15-0
Group
Parcel 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, Ruby Neal Sullivan, a widow, by and through her lawful attorney-in-fact Paul N. Sullivan, have this day bargained and sold and do hereby transfer and convey unto Paul N. Sullivan and wife, Marie R. Sullivan, their heirs and assigns, forever, that certain parcel of real estate situated and located in the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot 69, Donelson Meadows, according to survey and plat of same appearing of record in Book 1835, page 35, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Joe B. Sullivan and wife, Ruby Neal Sullivan, by deed from L. M. Nelson, Trustee, of record in Book 2019, page 616, of said Register's Office. Joe B. Sullivan is now deceased leaving Ruby Neal Sullivan as surviving tenant by the entirety and owner in fee simple of the subject property.
>
> This conveyance is subject to the minimum building setback line, side setback line, public utility easement and other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property known as 114 Walnut Hill Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I, the undersigned covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except by lien of the 1993 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

I, the undersigned further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 27th day of January, 1993.

Ruby Neal Sullivan
Ruby Neal Sullivan

BY: Paul N Sullivan P.O.A
Paul N. Sullivan
Attorney-in-fact for
Ruby Neal Sullivan

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 27th day of January, 1993, before me personally appeared Paul N. Sullivan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed in behalf of Ruby Neal Sullivan, acknowledged that he executed the same as the free act and deed of said Ruby Neal Sullivan, by virtue of a Power of attorney duly executed by the said Ruby Neal Sullivan and appearing of record in Book 7493, page 318, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 27th day of January, 1993.

Dinah H. White
Notary Public

My commission expires: 3/25/94

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Paul N Sullivan P.O.A
Affiant

Sworn to and subscribed before me on this 27th day of January, 1993.

Dinah H. White
Notary Public

My commission expires: 3/25/94

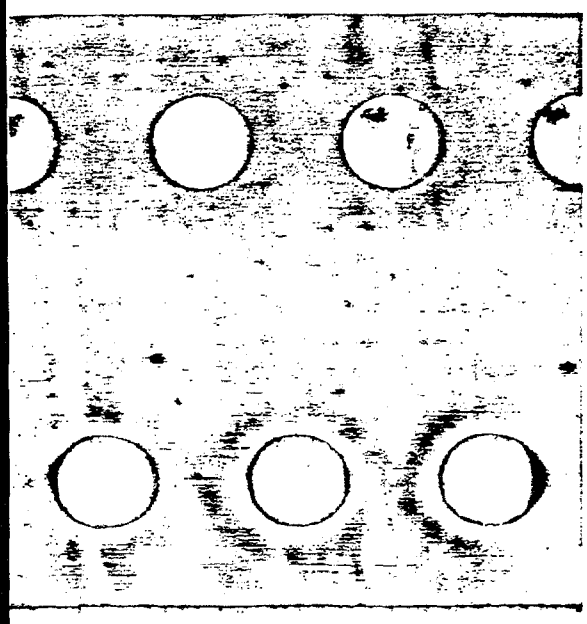
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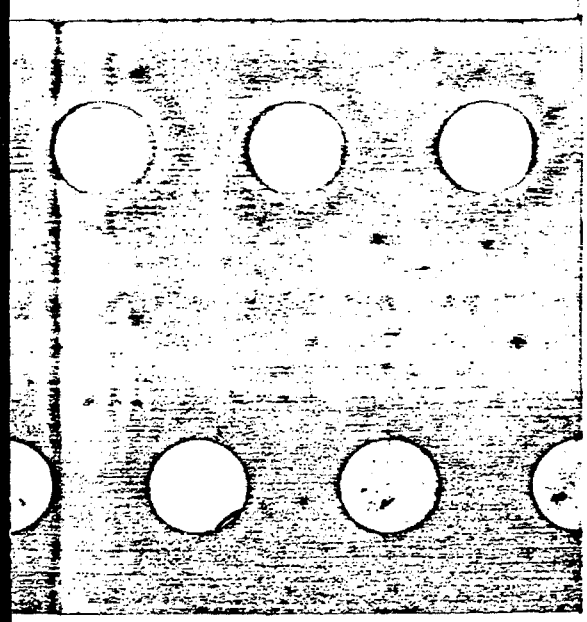
IDENTIFICATION REFERENCE

FEB 1 9 02 AM '93
DAVIDSON COUNTY, TN

MAIL ENV.

1607 02/01 0101 03CHECK 249.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8852 PAGE 451

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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.50
			CHECK	249.50
02/01/93	01	09:01 0001		7607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87588

IDENTIFICATION REFERENCE

FEB 1 9 02 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 616152