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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9271 PAGE 930

ADDRESS NEW OWNER:
Robert P. Sullivan and Nancy J. Sullivan
513 Clear Spring Court
Brentwood, Tennessee 37027

SEND TAX BILL:

Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 171-8A
GROUP
PARCEL 126

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas E. Seitz and wife, Audrey D. Seitz, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert P. Sullivan and wife, Nancy J. 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 Davidson County, Tennessee, being Lot No. 126 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, pages 529-530, Register's Office for said County.

Being the same property conveyed to Thomas E. Seitz and wife, Audrey D. Seitz, by deed from Louis D. Kinney and wife, Judith M. Kinney, of record in Book 8348, page 701, Register's Office, Davidson County, Tennessee.

This is improved property known as 513 Clear Spring Court, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert P. Sullivan and wife, Nancy J. Sullivan, their heirs and assigns, forever; and we, Thomas E. Seitz and wife, Audrey D. Seitz 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of February, 1994.

Thomas E. Seitz

Audrey D. Seitz

25240
IDENTIF. & REFERENCE

94 MAR -8 AM 11:03
REGISTER
DAVIDSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas E. Seitz and wife, Audrey D. Seitz the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of February, 1994.

Frances W Clark
NOTARY PUBLIC

My Commission Expires: ~~November 20, 1996~~ January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 242,000.00.

Robert E. Sullivan
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1994.

Frances W Clark
NOTARY PUBLIC

My Commission Expires: ~~November 20, 1996~~ January 4, 1997

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9271 PAGE 932

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 242000.00	
			CON TX 895.40	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 904.40	
			CHECK 904.40	
		03/08/94	01 11:04 0001 9037	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25240
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 11:03

REGISTER
DAVIDSON COUNTY, TN.

No. 764441