BOOK 9316 PAGE 523

56

WARRANTY DEED

94 APR 19 AM 10:40

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

406 18

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **15th** day of **April, 1994** by and between

LAWRENCE L. LOVELL and MARIE LOVELL, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

RANDY C. SULLIVAN and CYNTHIA A. SULLIVAN, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 136 ON THE PLAN OF CONDOMINIUM SITE OF PHASE FIVE, PEPPER RIDGE CONDOMINIUMS, OF RECORD IN BOOK 8250, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE L. LOVELL BY DEED FROM H. M. PROPERTIES, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 8823, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MARIE LOVELL JOINS IN THIS CONVEYANCE FOR THE PURPOSES OF CONVEYING ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

5717 04/19 0101 03CHECK 302.78

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

THIS CONVEYANCE IS MADE SUBJECT TO MASTER DEED AND BY-LAWS, WHICH CONTAIN RESTRICTIVE COVENANTS, LIENS AND OTHER MATTERS OF RECORD IN BOOK 7466, PAGE 248, AS AMENDED IN BOOK 8672, PAGE 17, BOOK 7572, PAGE 222, BOOK 7779, PAGE 48, BOOK 8026, PAGE 588, BOOK 8297, PAGE 251, AND BOOK 8684, PAGE 880, ALL IN THE REGISTER'S OFFICE FOR SAID COUNTY.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LAWRENCE L. LOVELL

MARIE LOVELL

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LAWRENCE L. LOVELL and MARIE LOVELL, HUSBAND AND WIFE** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **April, 1994**.

Notary Public

Commission Expiration: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$79,396.82**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **15th** day of **April, 1994**.

Notary Public

Commission Expiration: 11-25-95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	AMERICA'S WHOLESALE LENDER 214 Overlook Circle Ste# 150 Brentwood, TN 37027	136 PEPPER RIDGE CIRCLE ANTIOCH, TN. 37013 MAP PARCEL NUMBER 149-5-A-136C0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9316 PAGE 525

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	79396.82
CON TX	293.78
PRFEE	1.00
WDEED	8.00
TOTAL	302.78
CHECK	302.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5717

40618
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780894