File 12451 File Box 38 (First Title & Escrow)

WARRANTY DEED

BOOK 9332 PAGE 323

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY WAYNE SULLIVAN	NATIONSBANC MORTGAGE CORPORATION	Map 104-1
(NAME)	(NAME)	
209 37th Avenue North	P.O. Box 353	Parcel 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Louisville, Kentucky 40201-0353	F.B. 11W 80045
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, RICHARD H. KORST AND WIFE, KATHERINE BECK-KORST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY WAYNE SULLIVAN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly part of Lot No. 10 on the Plan of Westdale Subdivision, as of record in Plat Book 547, page 50, Register's Office for said County, described as follows:

Said part of Lot No. 10, which is a corner lot, fronts 66 feet on the westerly margin of 37th Avenue North formerly Pilcher Avenue and fronts 143 feet on the northerly margin of Dakota Avenue, and extends back 144 feet on the northerly line and 66 feet on the westerly line to a point of intersection.

Being the same property conveyed to Richard H. Korst and wife, Katherine Beck-Korst by deed from Carolyn R. Clements, unmarried of record in Book 8016, page 573, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, page 50, said Register's Office.

45830

IDENTIF. & REFERENCE

94 MAY -3 PM 1:52

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 209 37th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 19 94

RICHARD H. KORST

Katherine Beck-Korst
KATHERINE BECK-KORST

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD H. KORST AND WIFE, KATHERINE BECK-KORST with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of April, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

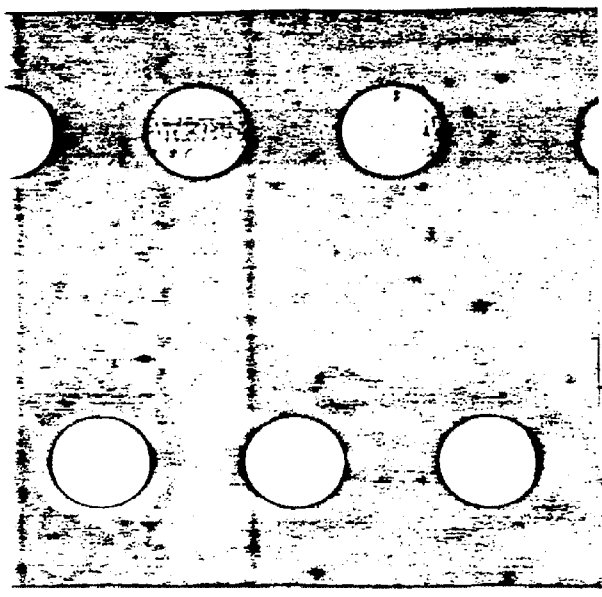
WARRANTY DEED

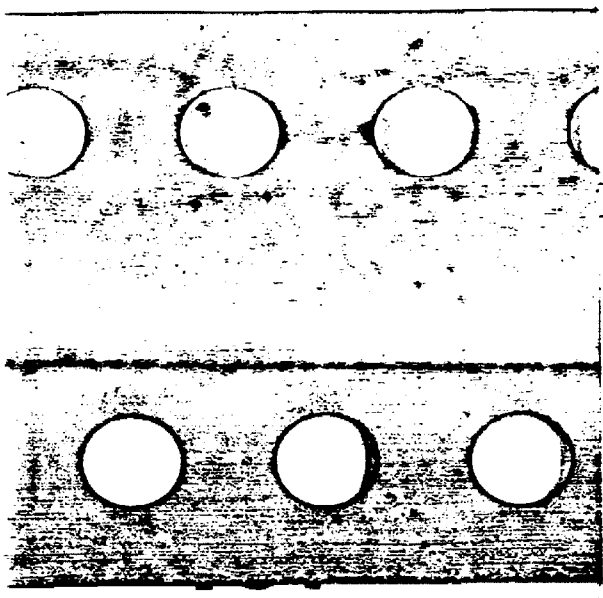
FROM RICHARD H. KORST AND WIFE, KATHERINE BECK-KORST

TO JEFFREY WAYNE SULLIVAN

BK 202 XXXXX 1010 20703 0470

PLEASE RETURN TO: First Title & Escrow Company, Inc. Suite 110 The Village 229 Ward Circle P.O. Box 626 BRENTWOOD, TENNESSEE 37027-0626





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9332 PAGE 325

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	79400.00
			CON TX	293.78
			PRFEE	1.00
			WDEED	8.00
			TOTAL	302.78
			CHECK	302.78

05/03/94 01 13:52 0001 1450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45830
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786538