FILE NO. 32776

FILE BOX "7"

FORM NO. WD-1

BOOK 9443 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 1/24/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN STEVEN AYERS	S A M E	143-2-A-27
(NAME)	(NAME)	
801 MALDONADO DR.		9DZ 72954
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
PENSACOLA BEACH, FLA. 32561		
(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, WE, J. MORRIS SULLIVAN and wife, IRENE SULLIVAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN STEVEN AYERS, SINGLE

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:

BEING Lot No. 27 on the plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for said County, to which reference is made for a more complete description of said lot.

BEING the same property conveyed to J. Morris Sullivan and wife, Irene Sullivan by deed from John R. Beasley, III, Trustee, of record in Book 6857, page 870, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to 1994 property taxes, the limitations shown on the plan of record at Book 5200, pages 751, 752 and 753, said Register's Office, declaration of covenants, conditions, restrictions, limitations, easements and rights of liens and/or assessments contained in instruments of record at Book 6274, page 148, Book 5380, page 357, Book 5120, page 199 and Book 5120, page 208, said Register's Office, and to easements at Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892 and Book 5102, page 956, said Register's Office.

This is unimproved (X) improved ( ) property, known as Lot 27, Harpeth Trace Estates, 528 Harpeth Trace Dr., Nashville, TN 37221
(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 our hand s this 19th day of August, 19 94

J. Morris Sullivan by Irene Sullivan, Atty In Fact
J. MORRIS SULLIVAN

Irene Sullivan
IRENE SULLIVAN

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named IRENE SULLIVAN, A Married Person

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 94.

Notary Public

Commission Expires 1/22/95

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0559 08/23 0101 03CHECK 138.50

DAVIDSON COUNTY, TN. REGISTER
AUG 23 AM 9:02

IDENTIF. & REFERENCE

83607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

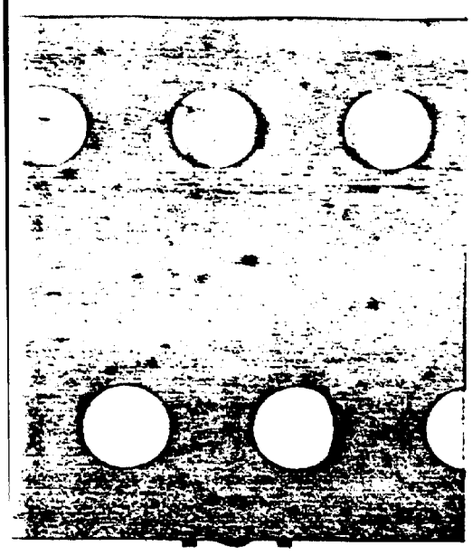
On this the 19th day of August, 1994, before me personally appeared IRENE SULLIVAN, to be known to be the person who executed the foregoing instrument in behalf of J. MORRIS SULLIVAN, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said J. MORRIS SULLIVAN, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 1/22/95





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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0559

83607

IDENTIF. & REFERENCE

94 AUG 23 AM 9:02

REGISTER
DAVIDSON COUNTY, TN.

No. 826982