This instrument prepared by John M. Richardson, Jr. of the law firm of Richardson & Barnes, PC, 101 Glenn Bldg., 112 South Third Street, Clarksville, Tennessee, 37041-0808.

MAIL TAX STATEMENTS TO:

Mary A. Sullivan
2052 Ransom Place
Nashville, TN 37217

OWNER/PROPERTY ADDRESS:

Mary A. Sullivan
2052 Ransom Place
Nashville, TN 37217

JOHN AUSTIN BARNES and wife,
LINDA C. P. BARNES

TO: WARRANTY DEED
Mary A. Sullivan

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, I, **JOHN AUSTIN BARNES and wife, LINDA C. P. BARNES** do on this 18th day of November, 1994 bargain, sell, transfer, and convey unto Mary A. Sullivan, unmarried, her heirs and assigns forever, a certain real property in DAVIDSON County, Tennessee described as follows:

BEING Lot No. 44 on the Plan of Ransom Place Phase II, Sec 1 of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to JOHN AUSTIN BARNES and wife, LINDA C. P. BARNES by Deed from RANSOM PLACE HOMES INC., dated 28 FEBRUARY 1994, recorded in Book 9265, Page 883, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to easements and restrictive covenants appearing in instruments of record in Plat Book 7900, Page 463, and in a Declaration of Homeowners Association in Book 7867, Page 81, amended in Book 8846, Page 184, Register's Office for Davidson County, Tennessee.

BEING designated as Map and Parcel No. 135-14B-45, Tax Assessor's Office, DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD said realty unto Mary A. Sullivan, unmarried, _____ heirs and assigns forever.

GRANTORS COVENANT they are lawfully seized and possessed of said real estate; have a good and lawful right to convey the same; that it is unencumbered and will forever warrant and defend the title thereto against all lawful claims. **SUBJECT** however, to all covenants, conditions, restrictions, amendments and easements set out herein which may effect the property.

POSSESSION to be given upon delivery of this deed.

REAL ESTATE TAXES for 1994 to be pro-rated between Grantors and Grantees herein.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on the date and year first above written.

JOHN AUSTIN BARNES

LINDA C. P. BARNES

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOHN AUSTIN BARNES**, 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 AND SEAL, at office, this the 7th day of October, 1994.

Karen M. Mayors
Notary Public
My commission expires: 11/22/97

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LINDA C. P. BARNES** , the within named bargainor, 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 AND SEAL, at office, this the 7th day of October, 1994.

Karen M. Mayors
Notary Public
My commission expires: 11/22/97

IDENTIF. ↑ REFERENCE

NOV 22 PM 1:20
DAVIDSON COUNTY

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

As required by T.C.A. Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's agent, or a Trustee** acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 119,000.00 .

Affiant

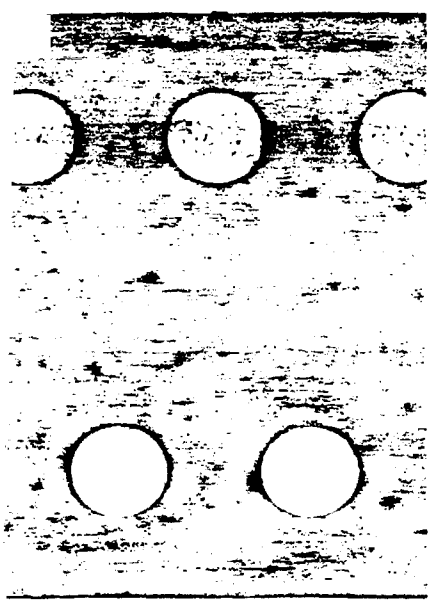
SWORN AND SUBSCRIBED TO before me on this the 18th day of November, 1994.

May 7, 1997
My commission expires

Notary Public
Larry L. Westbrook

LARRY L. WESTBROOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

0306 11/22 0101 03CHECK 449.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

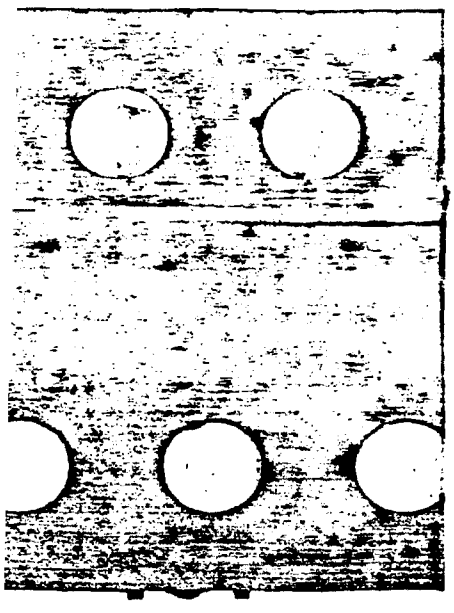
FOR _____

BOOK 9526PG823

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
119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30
11/22/94 01 13:21 0001 6306



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111030
IDENTIF. ↑ REFERENCE

94 NOV 22 PM 1:2
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 856358