SOB

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9636 PG 465

**ADDRESS NEW OWNER:**
Robert Louis Sulligan and Loretta Jane Sulligan
256 Hickorydale Dr.
Nashville, Tennessee 37210

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

**MAP AND PARCEL:**
MAP 94-12
GROUP
PARCEL 13

## WARRANTY DEED

**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, I.C. Clark and wife, Jane W. Clark, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Louis Sulligan and wife, Loretta Jane Sulligan, 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. 51 on the Plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to I.C. Clark and wife, Jane W. Clark by deed from Oscar H. Mason and wife, Dorothy Mason, as of record in Book 3343, page 121, Register's Office for Davidson County, Tennessee.

This is improved property known as 256 Hickorydale Dr., Nashville, TN 37210.

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

1. 1995 Taxes, a lien but not yet due and payable.
2. Subject to plan of Book 2900, page 51, said Register's Office.

**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 Louis Sulligan and wife, Loretta Jane Sulligan, their heirs and assigns, forever; and we, I.C. Clark and wife, Jane W. Clark, 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 31st day of March, 1995. BOOK 9636 PAGE 466

I.C. Clark

Jane W. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named I.C. Clark and wife, Jane W. Clark, 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 Nashville, Tennessee, this the 31st day of March, 1995.

R. L. MOORE NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,000.00.

Robert Louis Sullivan
AFFIANT

Subscribed and sworn to before me
this 31st day of March, 1995.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

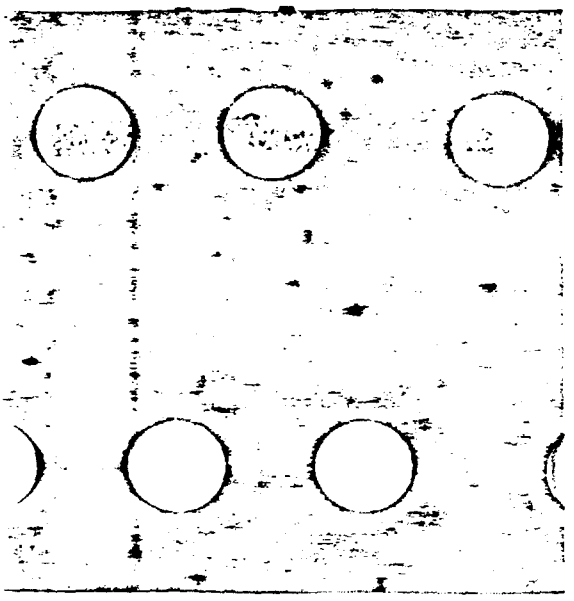
48303

IDENTIFICATION REFERENCE

95 APR -4 AM 11:59

REGISTER

7356 04/04 0101 03CHECK 339.30





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 467

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| DAMT | 89000.00 |
| CON TX | 329.30 |
| PRFEE | 1.00 |
| MREED | 8.00 |
| TOTAL | 338.30 |
| CHECK | 338.30 |

04/04/95 01 11:59 0001 7306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48303

IDENTIFICATION REFERENCE

95 APR -4 PM 12:00

**No.** 896832