This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Skip Sullivan
3055 Highway 109 N.
Portland, TN 37148

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-14
PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert H. Sullivan, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Skip Sullivan, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 12, on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert H. Sullivan , by deed from Hayes M. Beard and wife, Betsy H. Beard of record in Book 7849, Page 962, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 421, Page 134, said Register's Office.

This is improved property known as 317 East Morton, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Skip Sullivan, his heirs and assigns, forever; and I, Robert H. Sullivan, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 18th day of April, 1995. BOOK 9649 PG 294

Robert H. Sullivan

Robert H. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert H. Sullivan, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of April, 1995.

Gene W. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23,000.00.

Shirja Sullivan

AFFIANT

Subscribed and sworn to before me this 18th day of April, 1995.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

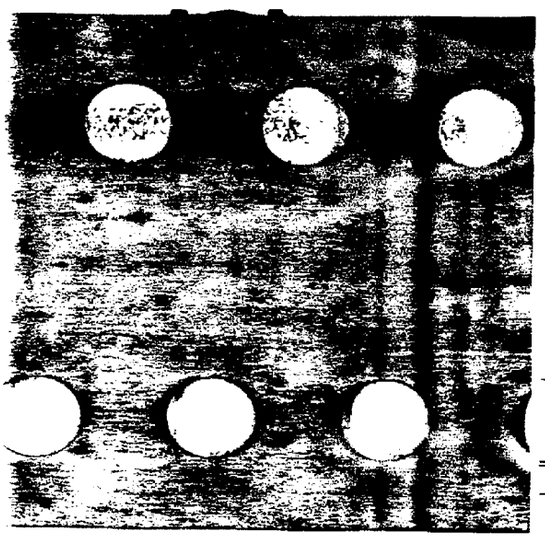
52985

IDENTIFICATION REFERENCE

95 APR 19 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

2442 04/19 1101 CHECK 94.10



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

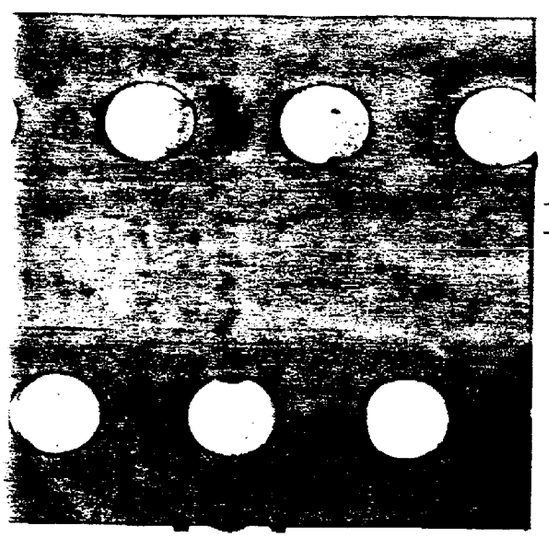
RECEIVED OF _____

FOR _____

BOOK 9649 PG 295

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
TOTAL 94.10
CHECK 94.10

04/17/95 01 10:27 0001 2442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52985
IDENTIFICATION REFERENCE

95 APR 19 AM 10:27

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

No. 901910