BOOK 9671PG369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500.00.

Roger D. Newland
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 1995.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

Mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Roger L. Newland	SAME AS NEW OWNER	82-7-253

1645 Scalf Dr.
Madison Tenn. 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, **IRENE CLAYWELL, CORELLA STOVER, JUANITA SULLIVAN, CYNTHIA SULLIVAN AND BEN SULLIVAN, as the only heirs at law of Ethel L. Sullivan, deceased**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **ROGER L. NEWLAND**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 126 and the westerly part of Lot No. 125 on the Map of Bryan's Addition to Edgefield, not of record, and described as follows:

BEGINNING at a point in the southerly margin of Berry Street, 383-1/3 feet west of the westerly margin of Meridan Stret, or Avenue, said point being 33-1/3 feet west of the corner of Lots Nos. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33-1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33-1/3 feet to the beginning.

Being the same property conveyed to Ethel L. Sullivan by deed from Mrs. Alice Rosette, a widow, of record in Book 1560, page 537 and by deed from Herman B. Sullivan, of record in Book 3128, page 68, both in the Register's Office, Davidson County, Tennessee. The said Ethel L. Sullivan died on February 15, 1995 and by her death Irene Claywell, Corella Stover and Herman Sullivan became vested in the property as her only children and only heirs-at-law. The said Herman Sullivan died May 28, 1993, by by his death, Juanita Sullivan, Cynthia Sullivan and Ben Sullivan became vested in his portion as his only spouse and children and his only heirs-at-law.

This is unimproved/improves property located at 216 Berry Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

it, and the same is unencumbered, except 1995 State & County taxes, prorated and assumed in full by the Grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 on the day and date acknowledged below.

Irene Claywell
IRENE CLAYWELL

Corella Stover
CORELLA STOVER

Juanita Sullivan
JUANITA SULLIVAN

Cynthia Sullivan
CYNTHIA SULLIVAN

Ben Sullivan
BEN SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Irene Claywell, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of May, 1995.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Irene Claywell, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of May, 1995.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Juanita Sullivan, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of May, 1995.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Cynthia Sullivan, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of May, 1995.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Ben Sullivan, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of May, 1995.

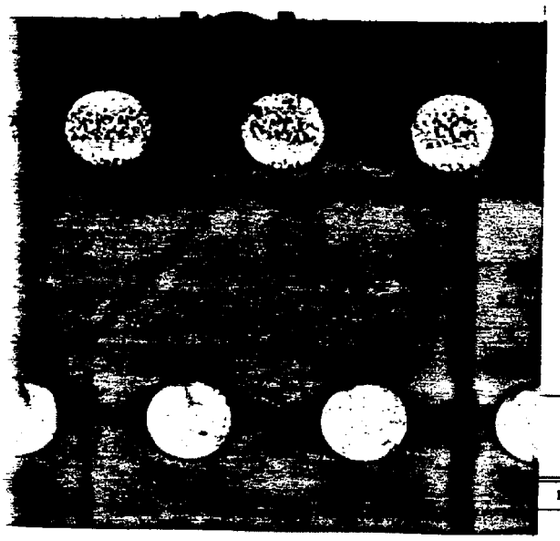
Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

60596
IDENTIFICATION REFERENCE

95 MAY 15 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0820 05/15 0101 03CHECK 13.35



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

RECEIVED OF _____

FOR _____ BOOK 9671 PG 372

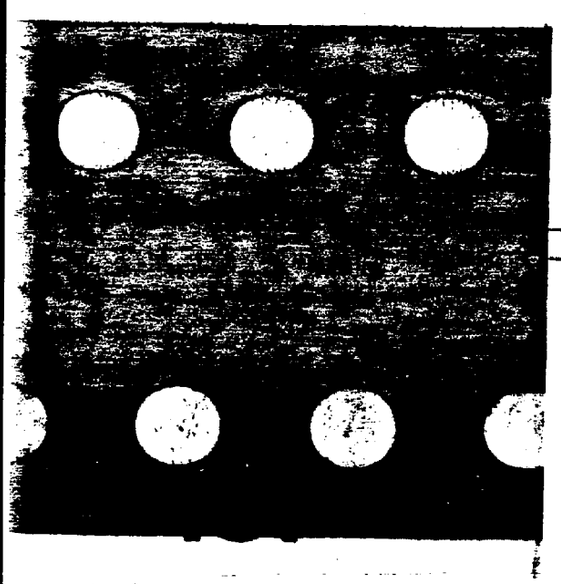
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5500.00
CON TX 20.35
PRFEE 1.00
WDEED 12.00
TOTAL 33.35
CHECK 33.35

05/15/95 01 10:15 0001 0820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



60596
IDENTIF. ↑ REFERENCE

95 MAY 15 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910193