BOX #19B
G#95-10-38

WARRANTY DEED

BOOK 9837 PG 626

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. SULLIVAN (NAME)	"NEW OWNERS" (NAME)	MAP 084
265 CEDAR COVE (ADDRESS)	(ADDRESS)	PART OF
KINGSTON SPRINGS TN 37082 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 005

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, JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. SULLIVAN AND WIFE, LINDA P. SULLIVAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham * COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *and Davidson

LAND located in the Ninth Civil District of Cheatham County, and the Eighth Civil District of Davidson County, Tennessee, and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, as follows:

BEGINNING at a point in the center of Pond Creek Road and a point in line with the center of Garland Hollow Road at their intersection and being the extreme northern point of the property herein described; thence, with the center of said Garland Hollow Road the following calls: South 79 degrees 11 minutes 06 seconds East 199.75 feet; thence, South 60 degrees 52 minutes 06 seconds East 99.07 feet; thence, South 39 degrees 58 minutes 18 seconds East 133.78 feet; thence, South 26 degrees 10 minutes 35 seconds East 77.35 feet; thence, South 19 degrees 35 minutes 50 seconds East 74.70 feet; thence, South 18 degrees 25 minutes 45 seconds East 201.31 feet; thence, South 25 degrees 59 minutes 07 seconds East 88.09 feet; thence, South 46 degrees 47 minutes 55 seconds East 90.20 feet; thence, South 37 degrees 53 minutes 51 seconds East 115.34 feet; thence, South 24 degrees 50 minutes 22 seconds East 184.51 feet; thence, South 32 degrees 55 minutes 30 seconds East 131.86 feet; thence, South 59 degrees 13 minutes 55 seconds East 112.23 feet; South 59 degrees 46 minutes 14 seconds East 40.56 feet; thence, South 50 degrees 52 minutes 44 seconds East 22.78 feet to a point at the Northeast corner of the E. G. Edmond property; thence, leaving said Road center, South 60 degrees 05 minutes 45 seconds West 17.00 feet to a point on the West margin of said Road and with the North line of said Edmond property; thence, leaving said West margin South 60 degrees 05 minutes 45 seconds West 477.31 feet to a metal pin by a pile of rocks at the Northwest corner of said Edmond property; thence, South 15 degrees 19 minutes 27 seconds East 292.41 feet to a metal pin by an 18" hickory at fence corner

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract No. 9, John T. Hailey, Jr., & Anne S. Hailey Property, Pegram, TN 37143
(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 October, 19 95

John T. Hailey Jr.
JOHN T. HAILEY, JR.

Anne S. Hailey
ANNE S. HAILEY

at the Southeast corner of the property herein described; thence, North 72 degrees 29 minutes 57 seconds West 878.74 feet to a metal pin on the East margin of Pond Creek Road; thence, continuing on the same course for an additional 25.00 feet to a point in the center line of Pond Creek Road for a total distance of 903.74 feet, said point being the Southwest corner of the herein described property; thence, with said center line the following calls: North 09 degrees 45 minutes 56 seconds East 5.00 feet; North 01 degrees 56 minutes 17 seconds East 143.40 feet; North 01 degrees 56 minutes 17 seconds East 9.03 feet; North 05 degrees 40 minutes 33 seconds East 88.27 feet; North 10 degrees 56 minutes 21 seconds East 95.20 feet; North 14 degrees 11 minutes 09 seconds East 285.28 feet; North 12 degrees 24 minutes 36 seconds East 118.62 feet; North 09 degrees 17 minutes 49 seconds East 113.10 feet; North 11 degrees 41 minutes 56 seconds East 71.00 feet; North 11 degrees 41 minutes 56 seconds East 97.12 feet; North 13 degrees 40 minutes 51 seconds East 259.66 feet; North 07 degrees 10 minutes 02 seconds East 79.14 feet; North 05 degrees 22 minutes 09 seconds West 40.09 feet to the point of BEGINNING and being designated as Tract No. 9 of the John T. Hailey, Jr., and Anne S. Hailey Property.

BEING part of the same property conveyed to John T. Hailey, Jr., and wife, Ann Hailey, by Deed from James R. Cox and wife, Lucile K. Cox, of record in Book 103, Page 33, Register's Office for Cheatham County, Tennessee; and being part of the same property conveyed to John T. Hailey, Jr., and wife, Anne S. Hailey, by Deed from William T. Chapman, Jr., and wife, Mary Frances Chapman, of record in Book 111, Page 127, Register's Office for Cheatham County, and of record in Book 3643, Page 109, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantors herein.

0115706

IDENTIFICATION REFERENCE

95 OCT 25 PM 1:16

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

BOOK 9837 PG 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY

the bargainor s, 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 official seal at Brentwood, Tennessee, this 19th day of September 19 95.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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1.00
12.00
174.69

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