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

BOOK 9846 PG 126

ADDRESS NEW OWNER:
Terry L. Sullivan
1030 Patio Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 108-3
GROUP
PARCEL 106

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, Jennifer L. Cheek, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Terry L. Sullivan, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 118A on the Plan of the Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, pages 570 and 571, 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 Jennifer L. Cheek, unmarried by deed from Jeffrey E. Kimbro and wife, Shelia Kimbro and Steven Wayne Presley and wife, Teresa Presley, as of record in Book 6979, page 306, Register's Office for Davidson County, Tennessee.

This is improved property known as 1030 Patio Drive, Nashville, TN 37214.

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. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 6555, page 576, said Register's Office.
3. Sewer easement contained in instrument in Book 6021, page 919, said Register's Office.
4. Conveyance of water mains of record in Book 6021, page 919 and in Book 6422, page 55, and Book 7748, page 488, said Register's Office.
5. Conveyance of sewer mains of record in Book 6021, page 914, and in Book 6422, page 60, and Book 7748, page 436, said Register's Office.
6. All matters as shown on the plan of record in Book 6250, page 489, as amended in Book 6250, pages 570 and 571, said Register's Office.

7. Sign location leases of record in Book 5164, page 34, Book 5157, page 655, Book 5680, page 76, Book 5680, page 78 and Book 5680, page 80, said Register's Office.

8. Easements for utility services and party walls for us in common with owners of attached and appurtenant improvements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terry L. Sullivan, an unmarried person, his heirs and assigns, forever; and I, Jennifer L. Cheek, an unmarried person, 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 30th day of October, 1995.

BOOK 9846PG127

Jennifer L. Cheek

3474 11/01 0101 03CHECK 212.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer L. Cheek, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 1995.

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

NOTARY PUBLIC

My Commission Expires: Nov 29, 1998

95 NOV -1 PM 2:38
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

011843 3
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of October, 1995.

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

NOTARY PUBLIC
My Commission Expires: Nov 29, 1998



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

RECEIVED OF _____

FOR _____

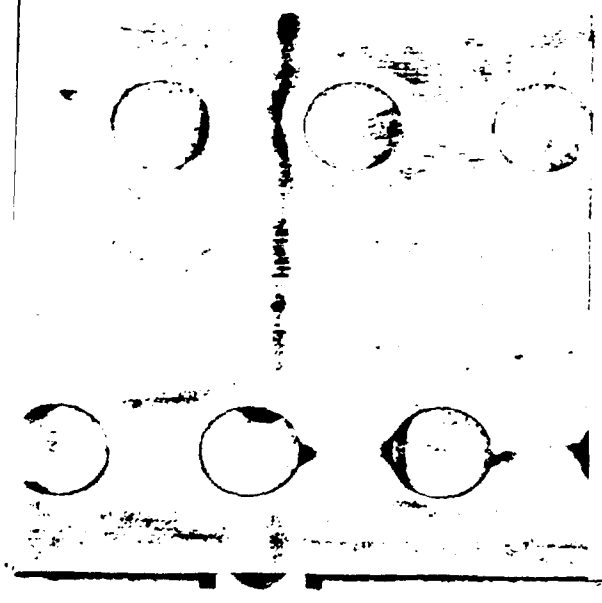
BOOK 9846 PG 128

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1501 3474



01164.33
ITEM # REFERENCE

95 NOV -1 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972112