0154005

IDENTIF. # REFERENCE

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
831 Wren Road
Goodlettsville, TN 37072
(615)859-8450

File #: 96-1801

96 FEB 27 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9958 PG 783

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

Virgil Ray, married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Erik B. Sullivan and Jolene R. Sullivan, husband and wife

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Property located in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 28 on the Map of Goodlettsville Heights, Section IV of record in Book 2133, pages 43 and 44, Register's Office for said County, described as follows: BEGINNING at a point on the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 28 and 29; thence with the north line of Lot No. 29 westwardly 325 feet to a point, said point being the common rear corners of Lots Nos. 28 and 29; thence northwardly 16.7 feet to a point; thence westwardly 26 feet to a point; thence northwardly 107 feet to a point, said point being the common rear corner of Lots Nos. 27 and 28; thence with the south line of Lot No. 27 eastwardly 350 feet to a point in the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos 27 and 28; thence with said westerly margin of Alta Loma Road southwardly 117.8 feet to the point of beginning.

Barbara Ray, spouse of Virgil Ray, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

PROPERTY ADDRESS: 519 Alta Loma Road, Goodlettsville, TN 37072

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 9709 at page 874, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1996 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 23rd day of February, 19 96.

Virgil Ray

Barbara Ray

State of Tennessee
County of Davidson

BOOK 9958 PG 784

On this 23rd day of February, 19 96, before me, a Notary Public in and for said State and County, personally appeared ~~Virgil Ray~~ and Barbara Ray with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00

AFFIANT. Subscribed and sworn to before me, this the 23rd day of February, 1995

My Commission Expires:
January 26, 1997

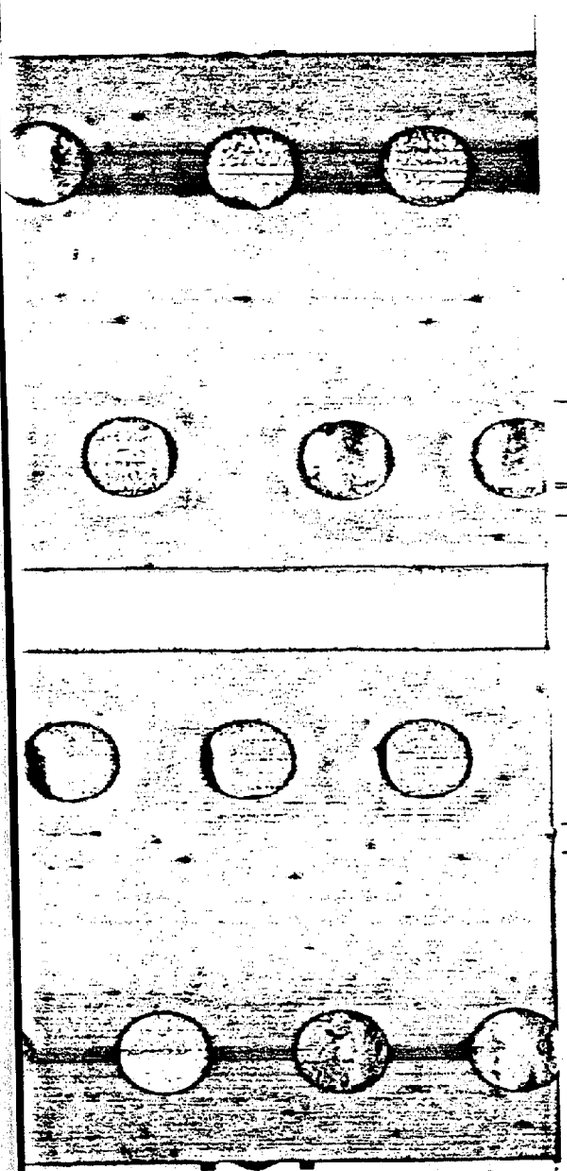
Kenneth C. Kant Notary Public

MAP AND PARCEL #: 033-04-0 043.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Erik B. Sullivan	Churchill Mortgage Corporation
519 Alta Loma Road	761 Old Hickory Blvd, Ste 203
Goodlettsville, TN 37072	Brentwood, TN 37027

SUPERIOR TITLE & Escrow Services, Inc.
831 Wren Road, Goodlettsville, TN 37072

1867 02/27 0101 03CHECK 301.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9958 PG 785

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

02/27/96 01 13:12 0001 1867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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96 FEB 27 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010017