274

| | |
|---|---|
| P... 10039 PG 934 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER<br>IS GREATER, FOR THIS TRANSFER IS $ 15,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE<br>1st DAY OF May 19 96<br>Notary Public<br>MY COMMISSION EXPIRES: July 27, 1996<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ...ESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell Sullivan | Same | 133-1 |
| (NAME) | (NAME) | |
| 408 McClellan Drive | | 165 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | 6DA 37522 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Martha E. Koudelka

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Sullivan and Wilmeth Ann Sullivan

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 24 on the map of Radnor Place, as of record in Book 421, page 58, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of McClellon Avenue and runs back 172.1 feet on the easterl line and 172.3 feet on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Martha E. Koudelka by deed from James A. Anderson, Ernestine Burnette, Freddie E. Miller and Eva M. Anderson of record in Book 8080, page 935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

0178575
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 8:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 408 McClellan Drive, Nashville, TN 37211
(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 my hand this 1st day of May 19 96

Martha E. Koudelka
Martha E. Koudelka

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 Martha E. Koudelka

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of May

Commission expires July 27, 1996

Notary Public

LINDA K. PAGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

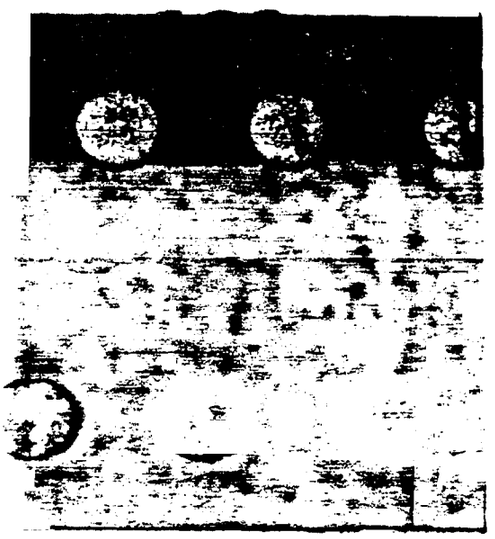
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

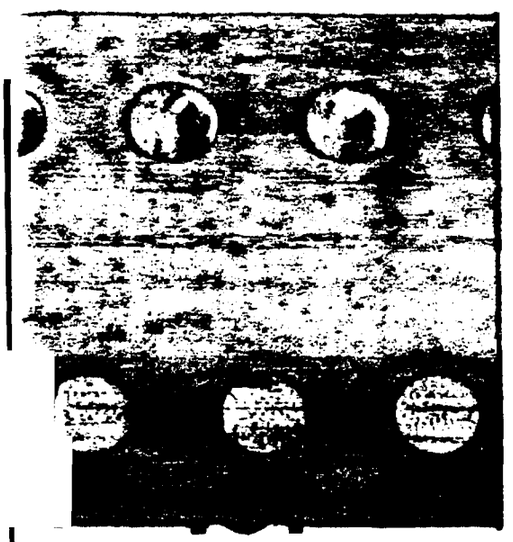
My commission expires _____

Notary Public

97 05 01:01 33CHECK

64.50





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

RECEIVED OF _____

FOR _____

BOOK 10039 PG 936

| | | |
|---|---|---|
| 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 15000.00 |
| | | | | CON TX 55.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 64.50 |
| | | | | CHECK 64.50 |
| | | | 05/06/96 | 01 08:15 0001 8125 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0178575
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1036146