BOOK 10204 PG 117

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5750

MAP/GROUP/PARCEL
052-01-0-C/025.00 CO

NEW OWNER'S ADDRESS:
Michael C. Sullivan and
Deborah B. McManus
501 Robbie Ann Court
Madison, Tennessee 37115

SEND TAX BILLS TO:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118-0559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Kathy L. Allen McManus (previously known as Kathy L. Allen), and husband, James H. McManus, Jr., hereinafter called Grantors, do hereby transfer and convey unto Michael C. Sullivan and wife, Deborah B. McManus, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 25 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, Page 196, 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 Kathy L. Allen herein by Deed of record in Book 8863, Page 810, Register's Office for said county.
>
> James H. McManus, Jr., husband of Kathy L. Allen McManus, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 8863, Page 813, Register's Office for Davidson County, Tennessee, in the original amount of $66,400.00, the same being payable to First Investment Company.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Kathy L. Allen McManus

James H. McManus, Jr.

Michael C. Sullivan

Deborah B. McManus

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kathy L. Allen McManus and husband James H. McManus, Jr., and Michael C. Sullivan and wife, Deborah B. McManus, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of September, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

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

AFFIANT

Sworn to and subscribed before me, this the 24th day of September, 1996.

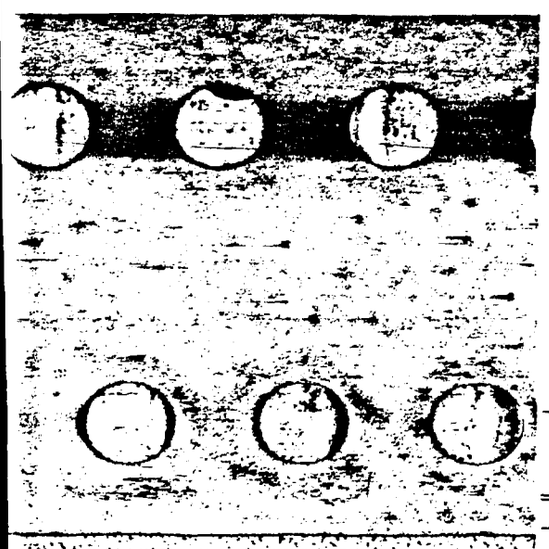
NOTARY PUBLIC

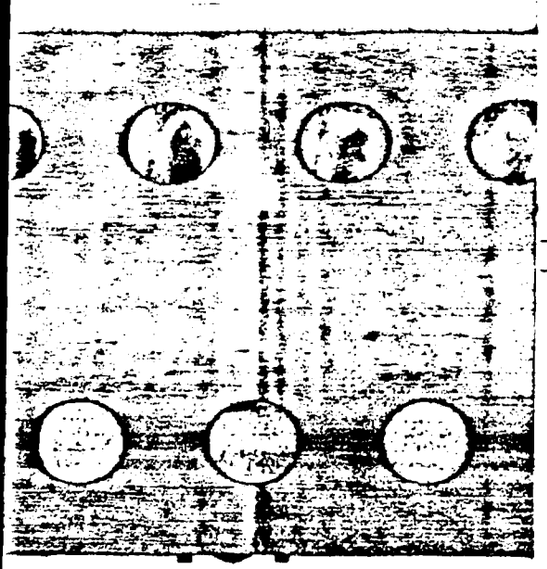
My Commission Expires:
2-3-98

02229623
IDENTIF. & REFERENCE

96 SEP 26 AM 11:28
FILED
REGISTER
DAVIDSON COUNTY, TN.

3131 09/26 0101 03CHECK 301.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10204 PG 119

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
			09/26/96 01	11:30 0001 3131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229623
IDENTIF. ↑ REFERENCE

96 SEP 26 AM 11: 28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1035529