WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34995)

FOR 10241 PG 474

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ann Mullarky McGauran (NAME)	North American Mortgage (NAME)	91-15-276
4910 Elkins Avenue (ADDRESS)	4301 Hillsboro Road, Suite 328 (ADDRESS)	12W-640
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Kathleen L. Sullivan, married and husband, Jay A. Vecchio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Mullarky McGauran and husband, Michael Gerard McGauran

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:

BEING Land shown on the plan of Charlotte Park Company's First Addition to West Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee and further described according to a mortgage loan inspection by John Kohl & Company, P.C. License No. 100, 400 7th Ave., S., Nashville, TN 37203, dated April 30, 1992 as follows:
BEGINNING at the northeast corner of the intersection of Elkins Avenue, (formerly Second Avenue) and 50th Avenue North, as now established; thence with the northerly margin of Elkins Avenue eastwardly 90 feet to the southwest corner of the property conveyed to Smith by deed of record in Book 446, Page 207, Register's Office for Davidson County, Tennessee; thence with said Smith's westerly line, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 90 feet to the easterly margin of 50th Avenue North; thence with said Avenue southwardly 150 feet to the beginning.

BEING the same property conveyed to Kathleen L. Sullivan, married by deed from Kathleen L. Sullivan of record in Book 8636, Page 313; and by deed from Lawrence R. Sullivan of record in Book 8636, Page 311; and by deed from Mattie I. Fuqua of record in Book 6586, Page 382, Register's Office for Davidson County, Tennessee.
The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as: 4910 Elkins Avenue, Nashville, TN 37209
(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 25th day of October 19 96

Kathleen L. Sullivan

Jay A. Vecchio

BK/10241PG475

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 Kathleen L. Sullivan, married and husband, Jay A. Vecchio

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 Nashville Tennessee this 25th day of October, 96

Commission expires 7/25/98

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, 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 _____

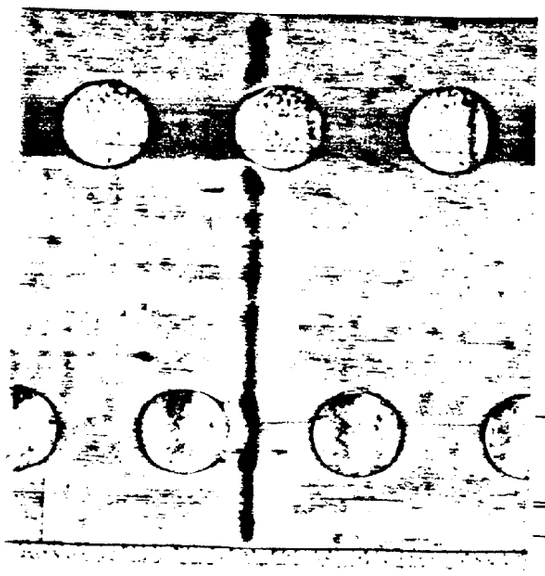
Notary Public

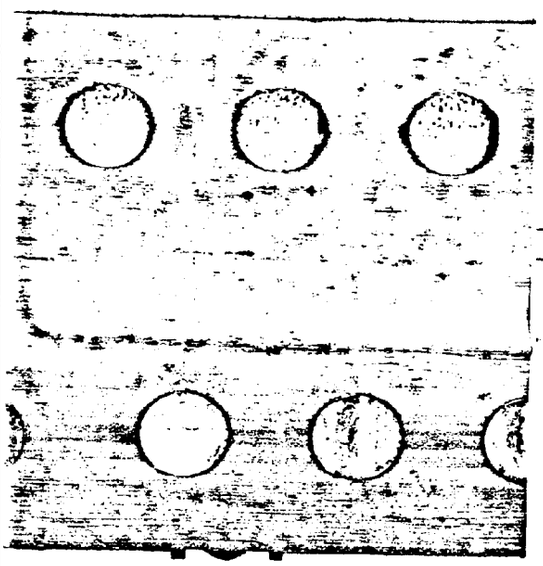
Jay A. Vecchio, husband of Kathleen L. Sullivan, joins in this Warranty Deed only for the purposes of conveying such marital rights if any that he may have in and to said property.

024301
IDENTIFICATION REFERENCE

96 OCT 30 AM 9:06
REGISTER
DAVIDSON COUNTY, TN.

5622 10/30 0101 03CHECK 486.50





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

RECEIVED OF _____

FOR _____

BOOK 10241 PG 476

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	
				129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	486.30
			CHECK	486.30
10/30/96	01		09:09 0001	5622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241301
IDENTIFICATION REFERENCE

96 OCT 30 AM 9:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1082570

No. [redacted]