WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10341 PG 747
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: June 13, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LARRY D. CRAIG, ATTORNEY, 305 14TH AVENUE NORTH, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL A. SULLIVAN (NAME)	CHEATHAM STATE BANK (NAME)	MAP 127
8109 HWY 70 SOUTH (ADDRESS)	104 WEST KINGSTON SPRINGS ROAD (ADDRESS)	PARCEL 281
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	KINGSTON SPRINGS, TN 37082 (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, JEFFREY R. HODGES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. SULLIVAN AND WIFE, TERESA A. 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. 4 on the Plan of the Second Revision to Final Plat of Anna Rebecca Estates, of record in Book 9700, page 273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is made SUBJECT TO to an Easement for Driveway Ingress and Egress to serve Lot No. 3 of the Second Revision to the Final Plat of Anna Rebecca Estates of record In Book 9700, page 273, 23rd Councilmanic District, Nashville, Tennessee, Davidson County, and easement being described as follows:

BEGINNING at a point in the west line of Lot No. 3 and the east line of Lot No. 4, said point being located, South 36 deg. 41' 25" West, 82.94 feet from an existing concrete monument in the south right of way of U. S. Highway 70 South, 30.00 feet from the centerline, at the corner of Lot No. 4; thence with Lot No. 3 and Lot No. 4; South 36 deg. 41' 25" West, 160.27 feet to a point; thence on new lines, North 33 deg. 29' 43" West, passing over an iron pin at 10.63 feet on-in-all, 46.30 feet to an iron pin; thence, North 53 deg. 27' 19" East, passing over an iron pin at 116.32 feet, on-in-all, 150.99 feet to the point of beginning, according to a survey by Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn. #477, 205 Church Street, Dickson, Tennessee, 37055, dated January 22, 1997.

Being a portion of the same property conveyed to JEFFREY R. HODGES by Deed of record in Book 9937, page 794, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 8109 HWY 70 SOUTH, NASHVILLE, TN 37221
(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 29th day of January, 19 97

JEFFREY R. HODGES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10341 PG 748

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY R. HODGES

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of January 19 97.

Commission expires June 13, 2000

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

3733 02/06 0101 03CHECK 623.20

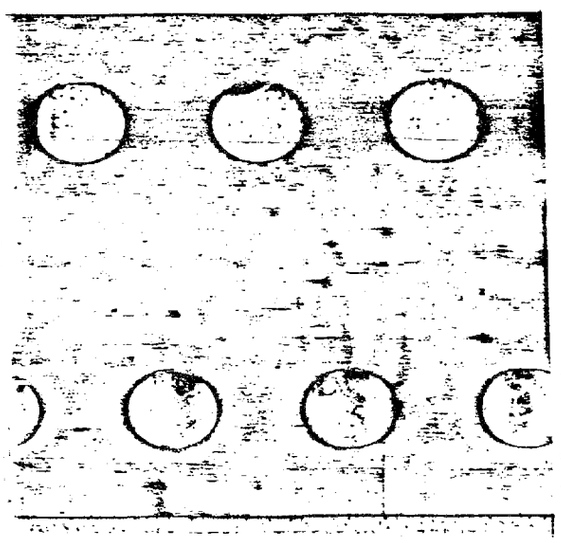
IDENTIFICATION REFERENCE

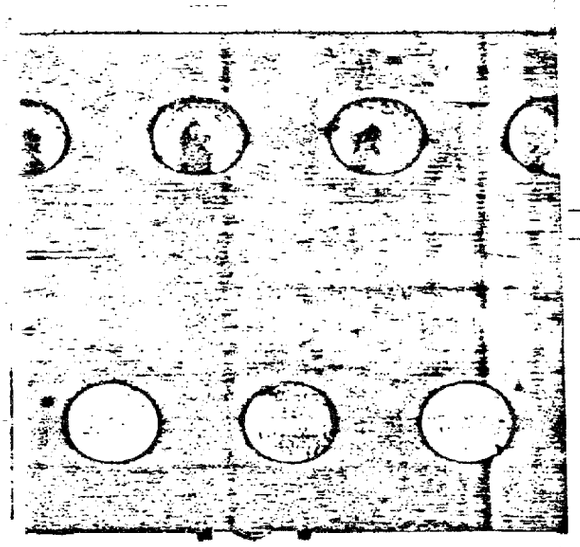
97 FEB -6 AM 8:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAIL ENV.

027064?





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

RECEIVED OF _____

FOR _____

BOOK 10341 PG 749

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 166000.00
CON TX 614.20
PRFEE 1.00
WDEED 8.00
TOTAL 623.20
CHECK 623.20

02/06/97 01 08:51 0001 3733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270647
IDENTIFICATION REFERENCE

97 FEB -6 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1114237