BOX #19B
#97-6-19K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. SULLIVAN (NAME)	"NEW OWNERS" (NAME)	PART OF MAP 088
265 Cedar Court (ADDRESS)	(ADDRESS)	PART/PARCEL 059
Kingston Springs, TN 37082 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PART/FB#08D-65457

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, REX NORTHCUTT AND WIFE, GAIL NORTHCUTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. SULLIVAN AND WIFE, LINDA P. 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: * & Cheatham

A tract or parcel of land located in the 8th Civil District of Davidson County and in Cheatham County, Tennessee, and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, No 77, dated November 6, 1996, as follows:

BEGINNING at a point in the center of Garland Hollow Road at the Northeast corner of the Austin Powder Company property, same being the Southwest corner of the Larry Anderson property and being the Southeast corner of the herein described property; thence, leaving said center of road and with the North line of said Austin Powder Company, South 22 degrees 16 minutes 39 seconds West 14.75 feet to a point; thence, South 26 degrees 00 minutes 45 seconds West 72.61 feet to a large cedar tree; thence, South 79 degrees 21 minutes 08 seconds West 544.01 feet to a metal pin by an 18 inch hickory at fence corner at the Southwest corner of the herein described property; thence, North 15 degrees 19 minutes 27 seconds West 292.41 feet to a metal pin at the Northwest corner of the herein described property; thence, North 60 degrees 05 minutes 45 seconds East 477.31 feet to a point; thence, North 60 degrees 05 minutes 45 seconds East 17.00 feet to a point in the center of said road and being the Northeast corner of the herein described property; thence, with said center of road the following calls: South 44 degrees 11 minutes 09 seconds East 74.29 feet; South 34 degrees 18 minutes 15 seconds East 63.93 feet; South 28 degrees

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4.89 acres, more or less, Davidson & Cheatham Counties, TN
(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 our hand s this 9th day of June 1997

REX NORTHCUTT

Gail Northcutt

GAIL NORTHCUTT

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 REX NORTHCUTT AND WIFE, GAIL NORTHCUTT

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of June, 97.

Commission expires July 24, 1999

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

LEGAL DESCRIPTION CONTINUATION

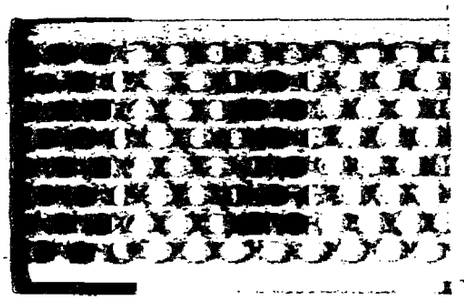
42 minutes 32 seconds East 277.00 feet to the point of BEGINNING.

BEING part of the same property conveyed to Rex Northcutt and wife, Gail Northcutt, by Deed from Donald W. Pyland, unmarried, of record in Book 10267, Page 969, Register's Office for Davidson County, Tennessee, and of record in Book 402, Page 240, Register's Office for Cheatham County, Tennessee, and by Instrument to Establish Boundary Line, of record in Book 402, Page 833, Register's Office for Cheatham County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

0314880
IDENTIF. → REFERENCE
97 JUN 11 PM 1:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
1902 06/11 0101 03CHECK
60-80

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



RECEIVED OF _____

FOR _____

BOOK 10489 PG 191

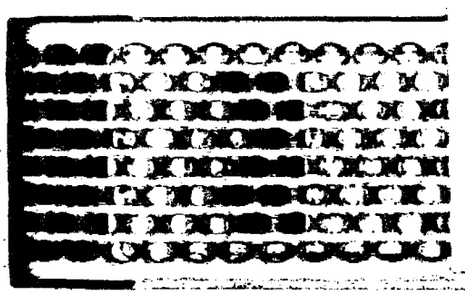
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80

06/11/97 01 13:01 0001 1902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 14880
IDENTIF. ↑ REFERENCE

97 JUN 11 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161806