BOOK 10592 PG 780

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

6403 06/23 0101 03CHECK 275.40

THIS INDENTURE, made and entered into as of the 9th day of June, 1997 by and between

T. CHRISTINE KEATON and TINA L. WERNER, TENANTS IN COMMON ,

hereinafter referred to as Grantor, and

PATRICK SULLIVAN and DEBORAH SULLIVAN ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1014 ON THE PLAN OF CHEROKEE HILLS, SECTION TEN, OF RECORD IN PLAN BOOK 4660 PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THE PLAN OF RECORD IN BOOK 4660 PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHOWS A 30-FOOT MINIMUM BUILDING SETBACK LINE FROM ANTIOCH PIKE, A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHERLY AND SOUTHEAST LOT LINES AND A STORM DRAINAGE EASEMENT ON THE REAR OF THE LOT CONTAINING AN 8" SEWER LINE.

RESTRICTIONS OF RECORD IN BOOK 3702 PAGER 84, SAID REGISTER'S OFFICE THE CONCRETE DRIVEWAY IS LOCATED WITHIN 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHERLY LOT LINE.

BEING THE SAME PROPERTY CONVEYED TO T. CHRISTINE KEATON AND TINA L. WERNER AS TENANTS IN COMMON BY DEED FROM SECRETARY OF VETERANS AFFAIRS OF RECORD IN BOOK 8676 PAGE 444 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

J.M.J.
T.C.K.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 JUN 23 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03188888

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

T. Christine Keaton
T. CHRISTINE KEATON

Tina L. Werner
TINA L. WERNER

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **T. CHRISTINE KEATON and TINA L. WERNER, TENANTS IN COMMON**, the within named bargainors, 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, at office, this **9th** day of **June, 1997.**

Notary Public

Commission Expiration: 3-25-1999

EDDY LOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$0,~~ 72,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Per P.A.S.

Patrick Sullivan
Affiant

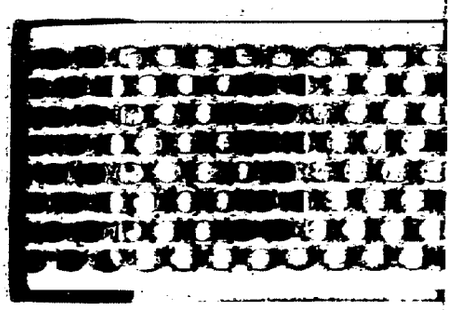
Subscribed and sworn to before me this **9th** day of **June, 1997.**

Notary Public

Commission Expiration: 3-25-1999

EDDY LOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	PATRICK SULLIVAN DEBORAH SULLIVAN 1447 ANTIOCH PK. ANTIOCH, TN 37013	1447 ANTIOCH PK. ANTIOCH, TN 37013 MAP PARCEL NUMBER 148-3-166



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

RECEIVED OF _____

FOR _____

BOOK 10502 PG 782

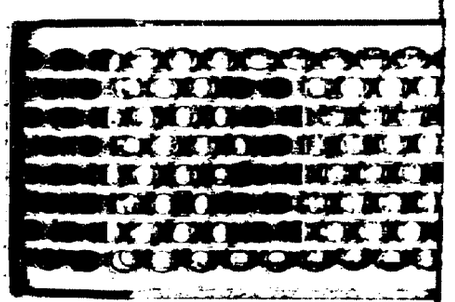
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

06/23/97 01 16:17 0001 6403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0318888
IDENTIF. ↑ REFERENCE

97 JUN 23 PM 4:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166235