mail

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 1997.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
John A. Sullivan	PHH Mort. Serv. Corp.	172-08-0-B/15.00 CO
Lauren B. Sullivan	6000 Atrium Way	
301 Masterpiece Court	Mt. Laurel, NJ 08054	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Brent Hetherington and wife, Raquel O. Hetherington, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto John A. Sullivan and wife, Lauren B. Sullivan, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Revised Final Plat, Phase One on the plan of Bridal Downs, of record in Book 6900, pages 701 thru 703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brent Hetherington and wife, Raquel Hetherington by deed from Walter C. Crossnoe and wife, Julie Renna Crossnoe, of record in Book 9911, page 393, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) All matters shown on the Revised Final Plat Phase One Bridal Downs recorded in Book 6900, Pages 701, 702, & 703 and as amended in Book 8169, page 240 and Book 8577, page 220. 3) Declarations of covenants, conditions, restrictions, reservations, easements, liens, for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7448, Page 772, and as amended in Book 8814, page 631, Book 9818, page 68, and Book 9873, page 497 and in any allied instrument(s) referred to in said restrictions. 4) Deed of conveyance of common area to Bridal Downs Homeowners Association of record in Book 8838, page 983. 5) Deed of Conveyance of waterlines in Book 7797, page 485. 6) Deed of Conveyance of Sewer lines in Book 7797, page 477. 7) Storm Water Detention Agreement of record in Book 7266, page 813. 8) Subject to Boundary Plat of record in Book 6900, page 545, said R.O. 9) Subject to Surveyors Certificate of record in Book 8169, page 240, said R. O.

This property is improved property known as 301 Masterpiece Court, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 23rd day of July, 1997.

Brent Hetherington

Raquel O. Hetherington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Hetherington and wife, Raquel O. Hetherington, 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 23rd day of July, 1997.

Notary Public

My Commission expires: 5/8/98

0329525
IDENTIFICATION REFERENCE

97 JUL 24 AM 9:08

6176 07/24 0101

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

RECEIVED OF _____

FOR _____

BOOK 10540 PG 322

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

CAPT
12,000.00
Conv Tx 44.20
PRFEE 1.00
UCCEX 8.00
TOTAL 475.20
CHECK 475.20

07/24/97 01 09:07 CKEL 917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0329625
IDENTIFICATION REFERENCE

97 JUL 24 AM 9:06

DAVIDSON COUNTY, TN

No. 1177843