BOOK 10582 PG 713

STATE OF TENNESSEE
COUNTY OF SUMNER

97-1774

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Carolyn Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 97

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Carolyn Sullivan | FIRST TRUST MORTGAGE COMPANY | 17/318 & 17/338 |
| (NAME) | (NAME) | |
| 5494 Lickton Pike | 6525 QUAIL HOLLOW | 10D 52032 & |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Goodlettsville, TN 37072 | MEMPHIS, TN 38120 | 10D 52316 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Lorri J. Montalbano, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Sullivan, and husband, Richard 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:

See exhibit A attached hereto and made a part hereof.

MAIL ENV.

97 AUG 27 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03416 13

1220 08/27 0101 03CHECK -505-10-

This is improved property known as 5494 Lickton Pike, Goodlettsville, TN 37072

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 her hand this 22nd day of August, 19 97.

Lorri J. Montalbano
Lorri J. Montalbano

File No.: 97-1774

BOOK 10582 PG 714

ATTACHMENT

Land in Davidson County, Tennessee, being Lot on the Plan of Barry's One Lot Subdivision, Part Two, of record in Plat Book 6050, page 422, and an additional parcel, both tracts being described according to a survey by R. L. Montoya, Land Surveyor, dated August 20, 1997, as follows:

Beginning at a concrete monument in the north right-of-way of Lickton Pike, said point being the southwest corner of the herein said Lot and the southeast corner of Barry's One Lot Subdivison of record in Plat Book 6050, page 399, said Register's Office; thence leaving said north right-of-way of Lickton Pike along a line between said lots North 02 degrees 36 minutes 58 seconds East, 353.98 feet to an iron rod, said point being the northwest corner of Barry's One Lot Subdivision of record in Plat Book 6050, page 399, said Register's Office; the southeast corner of Parcel 64 on Metro Tax Map 17; thence, along the south line of Parcel 64 South 89 degrees 02 minutes 41 seconds West , 67.55 feet to an iron rod; thence, along a line severing Parcel 64 North 00 degrees 13 minutes 44 seconds West, 81.91 feet to an iron rod; thence, south 89 degrees 46 minutes 12 seconds West 122.03 feet to an iron rod in a fence line; thence, along the west line of Parcel 64 North 03 degrees 37 minutes 50 seconds East, 315.31 feet to an iron rod in a fence line, said point being the southwest corner of James D. Barry's property as of record in Deed Book 5473, page 391, said Register's Office; thence, along said south line of James D. Barry's South 87 degrees 14 minutes 22 seconds East, 50.83 feet to an iron rod; thence, South 75 degrees 59 minutes 00 seconds East 294.10 feet to an iron rod, said point being the northeast corner of Lot No. 1 on the Plan of Barry's One Lot Subdivision, Part Two, of record in Plat Book 6050, page 422, said Register's Office; thence, along the east line of said Subdivision South 03 degrees 30 minutes 00 Seconds West, 556.69 feet to a concrete monument in the north right-of-way of Lickton Pike; thence, along said right-of-way South 51 degrees 19 minutes 57 seconds West, 190.85 feet to the point of beginning, containing 3.59 acres, more or less.

BEING the same property conveyed to Lorri J. Montalbano, unmarried, by deed from Stanley M. Starr, III and wife, Cynthis R. Starr and James D. Barry and wife, Dorothy E. Barry, filed of record in Book 9626, page 252, Register's Office for Davidson County, Tennessee, and by deed of correction recorded simultaneously herewith.

97-1774

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Lorri J. Montalbano the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 22nd day of August, 1997.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Lorri J. Montalbano, unmarried 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 Hendersonville, Tennessee, this 22nd day of August, 1997.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 716

| | | |
|---|---|---|
| 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 | |
| | | | | 133000.00 |
| | | | CON TX | 492.10 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 505.10 |
| | | | CHECK | 505.10 |
| 08/27/97 | 01 | | 08:32 0001 | 1220 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03416 13
IDENTIF. # REFERENCE

97 AUG 27 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190735