2

BOOK 10745 PG 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00

Elizabeth Sullivan
Affiant

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

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/27/99 (AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Loyd T. Sullivan, DDS (NAME) | Regions Mortgage, Inc. (NAME) | 130-4-84.00 |
| 4219 Wallace Lane (ADDRESS) | 605 South Perry Street (ADDRESS) | 07DA-42325 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Montgomery, AL 36104 (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, Michael T. Baker and wife, Wendy P. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loyd T. Sullivan, DDS and wife, Elizabeth H. 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, TN, BEING Lot No. 40 on the Plan of Sneed Estates, of record in Plat Book 2133, pages 10 & 11, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael T. Baker and wife, Wendy P. Baker, by deed from Ken Kim and wife, Brenda Kim, of record in Book 9282, Page 128, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 2133, page 10 & 11; restrictions of record in Book 2092, page 410, amended in Book 2097, page 93, Book 2446, page 159, Book 2549, page 125, and Book 4356, page 296; all of record in the Register's Office for Davidson County, Tennessee.

98 JAN -5 AM 10:53
FELIX L. ... REGISTER
DAVIDSON COUNTY, TN.

8344 01/05 0101 03CHECK 834.10

unimproved ( )
s is improved (X) property, known as 4219 Wallace Lane, Nashville, TN 37215
(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 22nd day of December 19 97

Michael T. Baker

Wendy P. Baker

BOOK 10745 PG 809

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 Michael T. Baker and wife, Wendy P. Baker

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 22nd day of December, 19 97.

Commission expires 3-27-98

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires March 27, 1998

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

# WARRANTY DEED

## FROM

Michael T. Baker and wife,
Wendy P. Baker

## TO

Loyd T. Sullivan, DDS and wife,
Elizabeth H. Sullivan

**RETURN TO:**

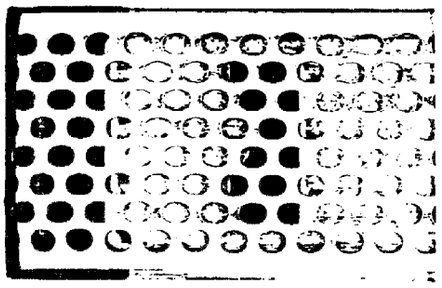

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10745 PG 810

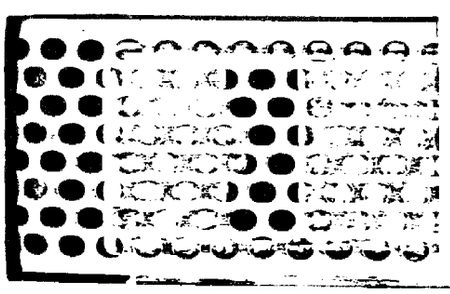
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 223000.00
CON TX 825.10
PRFEE 1.00
WDEED 8.00
TOTAL 834.10
CHECK 834.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/98 01 10:59 0001 8344



0386711
IDENTIF. REFERENCE

98 JAN -5 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239025