Realty 48

WARRANTY DEED

BOOK 10770 PG 387



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas S. Pritchett (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	146-01-023
949 Tyne Boulevard (ADDRESS)	201 Fourth Avenue North (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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, Richard H. Sullivan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas S. Pritchett and wife, Erin G. Pritchett

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. 3 on the Revised Plan of Bridle Path Estates, Second Addition, Part of Overton Lea Estates, of record in Plat Book 2133, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard H. Sullivan and wife, Ruth A. Sullivan by deed from F.N. McNeill, Jr., Executor and Trustee under the Will of Laura Lea Robertson of record in Book 2138, Page 454, Register's Office for Davidson County, TN. The said Ruth A. Sullivan having since died.

This description is the same used in the previous deed of record.

Subject to Restrictive Covenants in Book 2138, Page 454, Book 1081, Page 696 and all matters shown on the plan of record.

Richard H. Sullivan, Sr. and Richard H. Sullivan are one and the same person.

03941 20

IDENTIF. & REFERENCE

98 JAN 27 PM 2:14

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 949 Tyne Boulevard, Nashville, TN 37220
(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 my hand this 23rd day of January 19 98

Richard H. Sullivan

by Ruth A. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Dale Sullivan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Richard H. Sullivan and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of January, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires

Notary Public

6362 01/27 0101 03CHECK 1341.00

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

RECEIVED OF _____

FOR _____

BOOK 10770 PG 389

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 360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 8.00
TOTAL 1341.00
CHECK 1341.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/27/98 0001 6362

0394120
IDENTIF. ↑ REFERENCE

98 JAN 27 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1246956