PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 10850 PG 285

W & I Ref: (fh) Title No: 39698
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Wayne Sullivan Ashley Sanders Sullivan 920 Lynnwood Boulevard Nashville, TN 37205	SouthTrust Mortgage Corporation 5409 Maryland Way, Ste.100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 130-11-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Renny J. Sherman and spouse, Linda F. Sherman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Wayne Sullivan and spouse, Ashley Sanders Sullivan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being a tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 28 of Block "A" on the unrecorded Subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

BEGINNING on the easterly margin of Lynwood Boulevard at a point 300 feet south of the southerly margin of Forsythe Place, said point being the corner of Lots Nos. 27 and 28; thence with said Boulevard southwardly 100 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots eastwardly 250 feet; thence at right angles northwardly 100 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots westwardly 250 feet to the beginning.

BEING the same property conveyed to Renny J. Sherman and spouse, Linda F. Sherman by deed from Larry Paxton and spouse, Kristin Wilkinson Paxton of record in Book 10395, page 238, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 920 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 1998.

BOOK 10550 PG 286

Renny J. Sherman **Linda F. Sherman**

State of Tennessee
County of Davidson

On this 20th day of March, 1998, before me the undersigned authority, personally appeared **Renny J. Sherman** and **Linda F. Sherman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00

Affiant

Sworn and subscribed before me on the 20th day of March, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

04115719
IDENTIFICATION REFERENCE
98 MAR 23 PM 4:19
9598 03/23 0101 03CHECK 1026.50

Wldoc Deed Wty—12/92

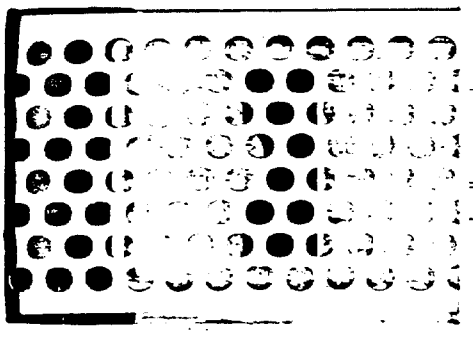
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____



10850 pg 287

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

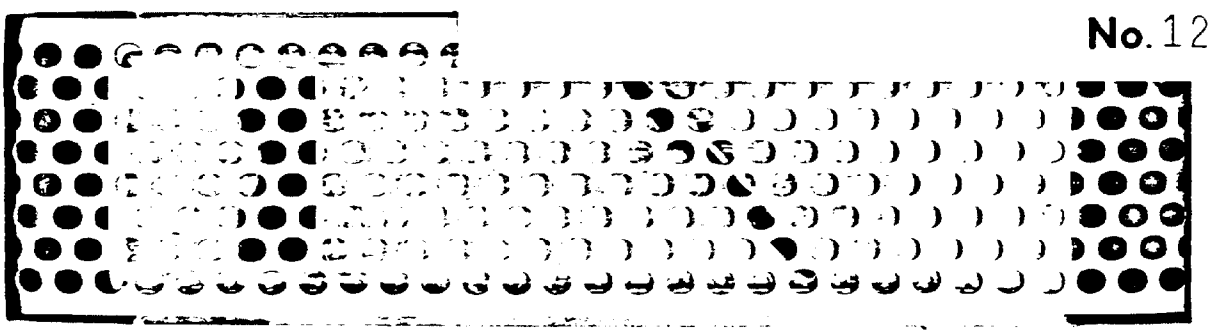
CAMT
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50

03/27/98 01 1026.50001 9598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04157719
IDENTIFICATION REFERENCE

98 MAR 23 PM 4:19



No. 1269935