WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10852 PG 670

#15381/First Title & Escrow Co.,Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CINDY SUE GRACIE (NAME)	First Trust Mortgage Co. (NAME)	MAP 104-01
209 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17257 (STREET ADDRESS)	PARCEL 64
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38187-0257 (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, JEFFREY WAYNE SULLIVAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY SUE GRACIE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being the easterly part of Lot No. 10 on the Plan of Westdale Subdivision, as of record in Plat Book 547, page 50, Register's Office for said County, described as follows:

Said part of Lot No. 10, which is a corner lot, fronts 66 feet on the westerly margin of 37th Avenue North formerly Pilcher Avenue and fronts 143 feet on the northerly margin of Dakota Avenue, and extends back 144 feet on the northerly line and 66 feet on the westerly line to a point of intersection.

Being the same property conveyed to Jeffrey Wayne Sullivan, unmarried by deed from Richard H. Korst and wife, Katherine Beck-Korst of record in Book 9332, page 323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 50, said Register's Office.

Ashley S. Sullivan, spouse of Jeffrey Wayne Sullivan, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jeffrey Wayne Sullivan.

0416355 IDENTIF. & REFERENCE

98 MAR 25 PM 12:32 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 209 37th Avenue north, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of March, 19 98

Jeffrey Wayne Sullivan
JEFFREY WAYNE SULLIVAN

Ashley S. Sullivan
ASHLEY S. SULLIVAN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10852 PG 671

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY WAYNE SULLIVAN AND ASHLEY S. SULLIVAN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of March, 19 98.

My commission expires 9/23/2000 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Barbara L. McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th 19th DAY OF March, 19 98

MY COMMISSION EXPIRES: (AFFIX SEAL)

B. Edwards Notary Public Rep. Reg

WARRANTY DEED

FROM JEFFREY WAYNE SULLIVAN

TO CINDY SUE GRACIE

0300 03/25 0101 03CHECK 434.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10852 PG 672

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 12:31 0001 0300

0416355
IDENTIF. & REFERENCE
98 MAR 25 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270597