0441324

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 MAY 22 PM 1:48

W & I Ref: (cmw) Title No: 39915
Dav. Co. File: ~~Box 8~~

BOOK 10943 PG 409

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William R. Sullivan 524 Schooner Cove Hermitage, TN 37076	

TAX MAP-PARCEL NUMBERS: 98-9-A-44 04D 94306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 191000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenda C. Dodson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Sullivan, unmarried,** 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 Lot No. 131 on the Plan of Lakeshore, Phase 3B, of record in Book 7900, page 677, said Register's Office.

SAID Lot No. 131 fronts 36.32 feet on the northwesterly margin of Schooner Cove and extends back 103.00 feet on the northeasterly line and 102.00 feet on the southwesterly line to a dead line in the rear, measuring 125.00 feet thereon.

BEING the same property conveyed to Glenda C. Dodson, a single person, by deed from Elvie Gentry, now Spurlock, of record in Book 10567, page 309, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 677, said Register's Office, which shows an owner's certificate, a 20 foot minimum building setback line from Schooner Cove, together with additional setback building designations and 15 foot easement for public utility purposes along the front line of ~~said lot~~ and a 7.5 feet drainage easement along the southwesterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7572, page 669, Book 7892, page 464, Book 8697, page 123, Book 8709, page 424 and Book 10447, page 932, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 524 Schooner Cove, Hermitage, TN 37076

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. BOOK 10943 PG 410

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 15th day of May, 1998.

Glenda C. Dodson

Glenda C. Dodson

State of Tennessee
County of Davidson

On this 15th day of May, 1998, before me the undersigned authority, personally appeared **Glenda C. Dodson**, 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 191000.00

William R. Sullivan

Affiant

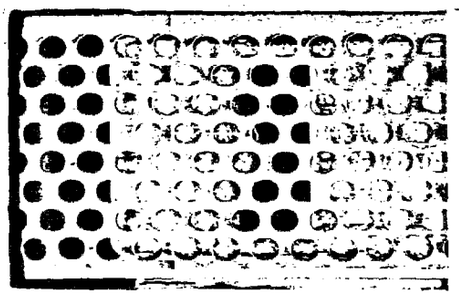
Sworn and subscribed before me on the 15th day of May, 1998.

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

Notary Public

0935 05/22 0101 03CHECK 715.70

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10943 PG 411

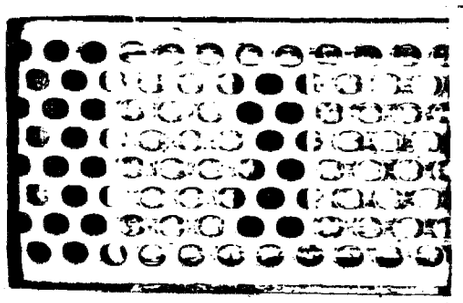
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
191000.00
CON TX 706.70
PRFEE 1.00
WDEED 8.00
TOTAL 715.70
CHECK 715.70

05/22/98 01 13:50 0001 0935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441324
IDENTIFICATION REFERENCE

98 MAY 22 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1296905