File Box #2

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
10938:826

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,400.00

Affiant

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

PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher A. Sudbury | Tennessee Mortgage Corporation | MAP 108, GP. 16 |
| (NAME) | (NAME) | |
| 211 Woodmaker Court | 139 Charter Place | PARCEL 374 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | LaVergne, TN 37086 | 3D91931 |
| (CITY) (STATE) (ZIP) | (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, Christy Sullivan and husband, Billy R. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Sudbury, unmarried

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:

BEING Lot 112-B, Percy Priest Woods, Section 4, Lots 111-113, 124-126, Zone Lot Division, of record in Book 6250, Page 356-357, amended in Book 6900, Page 64, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christy Sullivan and husband, Billy R. Sullivan by deed from James W. Bush of record in Book 9405, Page 668, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 5984, Page 865, amended in Book 6020, Page 270, and Book 6097, Page 71; and restrictions and notes in Book 6900, Page 64, said Register's Office.

This conveyance is subject to public utility and drainage easement and utility anchor easement of record in Book 6250, Page 356-357, amended in Book 6900, Page 64, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 211 Woodmaker Court, Nashville, TN 37214
(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 19th day of June 19 98

Christy Sullivan

Billy R. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/10993:827

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy Sullivan and husband, Billy R. Sullivan

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 Nashville, Tennessee, this 19th day of June, 19 98.

Commission expires 3-23-2002

TINA D. BROWN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Tina D. Brown
Notary Public

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

0454090

93 JUN 23 PM 2:24

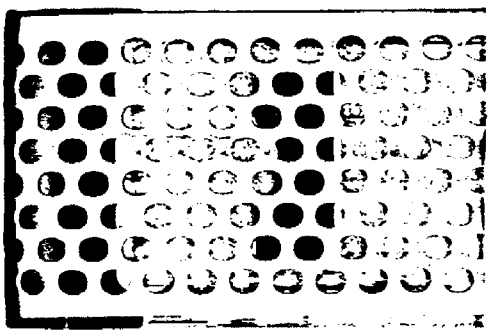
4632 06/23 0101 03CHECK 336.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10953 PG 528

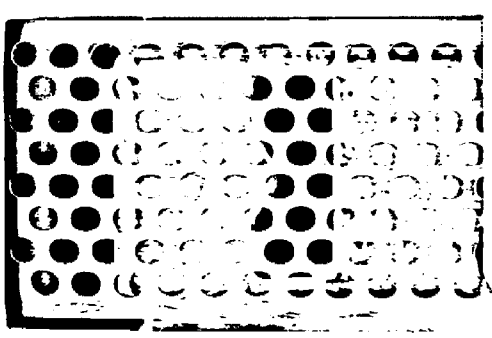
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 88400.00
CON TX 327.08
PRFEE 1.00
WDEED 8.00
TOTAL 336.08
CHECK 336.08

06/23/98 01 14:36 0001 4632

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0454090

IDENTIFICATION REFERENCE

98 JUN 23 P11 2:36

**No.**1310451