BOOK 11070 PAGE 951

0476508
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 28,000.
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF August, 1998.
Notary Public
MY COMMISSION EXPIRES 11/27/99
(affix seal)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
James M. Sullivan and		
Paul Douglas Sullivan		48-00-21
% Stephen Sullivan	SAME	48-00-228
824 Wren Road		48-00-274
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, **Ronald K. Nevin, Administrator for the Estate of Isiah Hereford** PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Sullivan and Paul Dougals Sullivan** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A TRACT of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being shown as Tract No. 2 of the subdivision of land belonging to Mrs. J.D. Campbell (not of record) lying South of State Highway No. 112 (Clarksville Highway) being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of State Highway No. 112 (Clarksville Highway) being the N.W. corner of Tract No. 2 of the Subdivision of land belonging to Mrs. J.D. Campbell (not of record); thence S. 53 degrees 1' E. along the South right-of-way of said Highway 2,305.94 feet to a spike in the centerline of Dry Fork Road; thence along the approximate centerline of Dry Fork Road N. 67 degrees 19' W. 601.54 feet to a point where said centerline intersects the centerline of Dry Fork Creek; thence with the approximate centerline of said Creek N. 22 degrees 37' W. 117 feet to a point; thence N. 60 degrees, 24' W. 256.77

feet to a point; thence N. 53 degrees 58' W. 120 feet to a point; thence N. 32 degrees 9' W. 79.20 feet to a point; thence N. 40 degrees 38' W. 104 feet to a point; thence N. 68 degrees 53' W. 122.34 feet to a point, being the N.E. corner of the Lawrence A. Newell property; thence leaving said Dry Fork Creek with said Newell's North line N. 87 degrees 59' W. 134.48 feet to a spike in the centerline of Dry Fork Road; thence with the approximate centerline of said Road N. 67 degrees 56' W. 23 feet to a point; thence N. 83 degrees 46' W. 335.10 feet to a point; thence N. 62 degrees 53' W. 534.05 feet to a spike in the centerline of said Dry Fork Road; thence leaving said road and with the common line of tracts no. 1 and 2 of said subdivision N. 36 degrees 1' E. 453.40 feet to the point of beginning and containing and area of 440,827.0 square feet, more or less.

Excepting therefrom, that portion thereof conveyed to Metropolitan Government of Nashville and Davidson County by deed recorded in Book 5869, Page 741, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Florence Hereford, Isiah Hereford, Clara M. Bond and Roy B. Bond by deed from E.R. Roberson, Sr. and wife, Edna L. Roberson of record in Book 5378, Page 499, Register's Office Davidson County, Tennessee; Isiah hereford and Clara m. Bond having since died intesate, she survived by husband Roy B. Bond; Florence Hereford and Roy B. Bond having conveyed their interest to Ronald K. Nevin, Administrator for the Estate of Isiah Hereford of record in Deed book 10969, Page 42, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved (X)
This is improved ( ) property, known as Parcels 21,274 & 228 on Tax Map 48, Clarksville Highway, Whites Creek, Tennessee

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 17th day of August, 1998.

Ronald K. Nevin, Administrator for the Estate of Josiah Hayford

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin, Administrator the Bargainor, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1998.

Carrie Dawn Henckaa
NOTARY PUBLIC

My Commission Expires: 11/27/99

WARRANTY DEED

3542 98/19 1101 03CHECK 116.62

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

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 954

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	28000.00
			CON TX	103.60
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	118.60
			CHECK	118.60
		08/18/98	01	13:46 0001 8642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG 18 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0476508
IDENTIF. ↑ REFERENCE

No. 1334155