0493220

IDENTIF. & REFERENCE

PICK-UP

96 SEP 29 AM 8:52

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Don Sullens
806 Rose Park Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Same

BOOK 11130 PAGE 544

WARRANTY DEED

(Map Number 72-14-0; Parcel Number 120.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **LEEANN ABERNATHY BAILEY, f/k/a LEEANN ABERNATHY FRITON, sole heir of the estate of RUTH NEAL ABERNATHY, DECEASED,** have bargained and sold and do hereby transfer and convey unto **DON SULLENS** and wife, **HARRIET GAIL SULLENS**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot Nos. 20 and 21 on the Map of CHESTERFIELD PLACE, as of record in Book 332, page 147, of the Register's Office of Davidson, Tennessee.

Said Lot Nos. 20 and 21 adjoin and front together 48 feet on the southerly side of Chester Avenue and run back between parallel lines 132 feet to an alley.

BEING the same property conveyed to Leeann Abernathy Bailey, as sole heir, by Affidavit of Inheritance of Real Estate from Ruth Neal McInturff Abernathy, deceased, of record in Book 11040, page 281, a re-record of Book 10956, page 663, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ruth Neal Abernathy by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 3069, page 293, said Register's Office. See also copy of Last Will and Testament of Ruth Neal McInturff Abernathy, of record in Book 10956, page 655, said Register's Office.

Roland Bailey, spouse of Leeann Abernathy Bailey, f/k/a Leeann Abernathy Friton, joins in this conveyance solely to convey any right, title or interest he may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 1208 Chester Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 25th day of September, 1998.

LEEANN ABERNATHY BAILEY

F/K/A LEEANN ABERNATHY FRITON

ROLAND BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leeann Abernathy Bailey, f/k/a Leeann Abernathy Friton and husband, Roland Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 25th day of September, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$43,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of September, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

649 09/29/98 01:01 03CHECK 170.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11130 PAGE 546

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 43000.00
				CON TX 159.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 170.10
				CHECK 170.10

09/29/98 01 08:53 0001 6494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493220
IDENTIF. # REFERENCE

98 SEP 29 AM 8:52

JILL G[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1351806