FILE NO. 37709

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 177,500.00

Affiant: Calvin C Spradling

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 19 99

Notary Public

MY COMMISSION EXPIRES 9/28/2002

(AFFIX SEAL)

BOOK 11391 PG. 878

ALAMANCE COUNTY, N.C. LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 28 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North • Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALVIN SPRADLING et al	S A M E	155-12-A-16
(NAME)	(NAME)	
7224 Magnolia Hills Drive		9D 82679
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		
(CITY (STATE (PO ZIP	(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, WE CRAIG E. SULLIVAN and wife, REBECCA S. SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN SPRADLING and wife, CORDIE SPRADLING and DENISE SPRADLING as Joint Tenants with Rights of Survivorship

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

03/19 0101 CHECK 687.75

Land in Davidson County, TN, being Lot No. 16 on the Plan of Magnolia Hills, of record in Book 7900, Page 782; Book 7900, Page 809, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig E. Sullivan by deed from South Harpeth Construction Co., Inc., of record in Book 9899, page 360, Register's Office for Davidson County, Tennessee.

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

Subject to restrictions of record in Book 9498, Page 329; Book 9499, Page 860; By-Laws in Book 9499, Page 875; Contract in Book 1196, Page 260, and all matters shown on the Plan of Record.

The said Craig E. Sullivan having since married and his wife, Rebecca S. Sullivan joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital law or otherwise.

unimproved ( ) This is improved (X) property, known as 7224 Magnolia Hills Drive, Nashville, Tennessee 37221
(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 18th day of March, 19 99

Craig E. Sullivan
CRAIG E. SULLIVAN

Rebecca S. Sullivan
REBECCA S. SULLIVAN

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CRAIG E. SULLIVAN and wife, REBECCA S. 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 18th day of March, 1999.

Notary Public

Commission Expires 9/28/2002

ADAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

BOOK 11391 PG. 879

99 MAR 19 AM 10:45

REGISTER
DAVIDSON COUNTY, TN.

0563313

IDENTICAL REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11391 PG. 880

0563313

IDENTIF. & REFEREN

99 MAR 19 AM 10:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	177500.00
CON TX	656.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	667.75
CHECK	667.75

03/19/99 01 10:44 0001 0936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440045