Prepared By:
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1233 Seventeenth Avenue South
Nashville, Tennessee 37212
615 327-1844

mail

WARRANTY DEED

BOOK 11446 PG. 347

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Robert L. Sullivan and wife, Catherine C. Sullivan 3941 Woodlawn Drive Nashville, Tennessee 37205	Same	Map 116-4 Parcel 82

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY W. DUNCAN and wife, CAROL R. DUNCAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ROBERT L. SULLIVAN and wife, CATHERINE C. SULLIVAN, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

[illegible] 2716.00

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Clearview, of record in Book 843, page 8, Register's Office for said County, and according to a survey made January 25, 1955, by John M. Sullivan, Surveyor, said lot is described as follows:

Beginning on the westerly margin of Clearview Drive at the corner of Lots 28 and 31; thence with the westerly margin of said Drive, northwardly 56.1 feet; thence along the said margin of said road with a radius of 349.5 feet, a distance of 102.2 feet to the beginning of a curve; thence around said curve in a northwesterly direction 62.8 feet to the southerly margin of Woodlawn Avenue; thence with said Avenue, westwardly 105.6 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots southwardly 169.8 feet to the northerly line of Lot No. 31; thence with said line, eastwardly 71.3 feet to the beginning.

Being the same property conveyed to Gary W. Duncan and wife, Carol R. Duncan, by deed from Rosalind Smith Minton, by Warranty Deed of record in Book 4927, page 441, Register's Office for Davidson County, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered

except for the following: Easement of Record in Book 3964, page 847, R.O.D.C and all matters on the plan of record in Book 843, page 8, R.O.D.C.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and defend the title to the said land to the GRANTEES, their heirs, assigns and successors, against the lawful claims of all persons whomsoever.

Whenever 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 HANDS this 26th day of April, 1999.

Gary W. Duncan

Carol R. Duncan

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, GARY W. DUNCAN and wife, CAROL R. DUNCAN, the within named Bargainors, 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 seal at office in Nashville, Tennessee, this the 26th day of April, 1999.

Juanita H. Pierce
NOTARY PUBLIC

JUANITA H. PIERCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

3/23/2002

My Commission Expires MAR 23, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $730,000.00.

Carol R. Duncan
AFFIANT

SWORN AND SUBSCRIBED to before me this 26th day of April, 1999.

Juanita H. Pierce
NOTARY PUBLIC

JUANITA H. PIERCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

3/23/2002

My Commission Expires MAR 23, 2002

99 APR 26 AM 11:28

RECEIVED FOR REFERENCE

05718306

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11446** PG. **350**

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

0578306

99 MAR 26 AM 11:26

CANT

	730000.00
CON TX	2701.00
PAFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2716.00
CHECK	2716.00

03/26/99 01 11:25 0001 6873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476810