This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

99 MAY -3 AM 8:07
ILL G. [illegible] REGISTER
DAVIDSON COUNTY, TN

0581239
[illegible] HEREBY

BOOK 11457 PG. 16

Wade A. Reed and wife,
Lavar Reed

New Owner

TO: Trent D. Sullivan and wife,
Joanne E. Sullivan
2828 Old Hickory Blvd.
Nashville, TN 37221

MAP: 127

PARCEL: 287

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of EIGHTY-ONE THOUSAND AND NO/100 DOLLARS ($81,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, Wade A. Reed and wife, Lavar Reed, Grantors herein; have bargained and sold and by these presents do convey unto Trent D. Sullivan and wife, Joanne E. Sullivan, Grantees herein, their heirs and assigns, the following described property:

LAND in the 23rd District of Davidson County, Tennessee, BEGINNING at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said pin being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, page 196); thence with the northerly right-of-way of Charlotte Pike as follows; S 53 deg. 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 635.28 feet to the true point of beginning; said point being the southwest corner of Tract 5 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike westerly with a curve to the right, having a radius of 2825.00 feet a distance of 260.00 feet (LC = S 69 deg. 11' W, 259.91 feet) to an iron pin located at the southeast corner of Tract 3; thence with Tract 3, N 0 deg. 26' W a distance of 2142.48 feet to an iron pin located in the southerly line of Gary Smith property; thence with Smith's line S 88 deg. 04' E a distance of 2.00 feet to a concrete monument located at the southwest corner of Deerwood Estates; thence with Deerwood Estates S 83 deg. 49' E a distance of 243.29 feet to an iron pin located at the northwest corner of Tract 5; thence with Tract 5 S 0 deg. 26' E a distance of 2023.83 feet to the point of beginning, containing 11.66 acres, more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

AND BEING the same property conveyed to Wade A. Reed and wife, Lavar Reed, by deed from Frank O. Bates, et al. of record in Book 10507, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants as set forth in the deed of record at Book 10507, page 373, said Register's office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 26th day of April, 1999.

WADE A. REED

LAVAR REED

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, WADE A. REED and wife, LAVAR REED, the within named bargainor, 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, at office, this the 26th day of April, 1999.

NOTARY PUBLIC

My commission expires: 8/17/2000

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Trent D. Sullivan

SWORN to and subscribed before me
this the 26th day of April, 1999.

NOTARY PUBLIC

My commission expires: 8/17/2000

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 **11457** PG. **18**

TAMT	1000.00
CON TX	299.70
PRFEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	310.70
CHECK	310.70

CLERK PP 04 99 05 03 0801 0007

058|239

IDENTIFICATION REFERENCE

99 MAY -3 AM 8:07

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454704