Instr:200001130004557 Page: 1 OF 2
REC'D FOR REC 01/13/2000 9:12:12AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

[redacted]
Instr:19991229030819 Page: 1 OF 2
REC'D FOR REC 12/29/1999 11:14:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $199.80

52

This instrument prepared by: Lehman Land Title, Inc. 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Union Planters Bank, N.A., said Grantor does hereby bargain, sell, and convey unto Joseph Allen Sullivan and his assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74-B on the Plan of zone Lot Division of Lots 74 through 77, Chelsea of Priest Lake, Section One-A, of record in Book 5200, page 696, as amended in Book 6250, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 74-B fronts 44.00 feet on the northerly margin of Folkstone Drive and extends back 130.00 feet on the easterly line and 132.25feet on the broken westerly line to a dead line in the rear, measuring 44.00 feet thereon.

Being the same property conveyed to said Union Planters Bank, N.A. by Substitute Trustee's Deed of record in the Registers' Office in Book 11459, Page 987 Davidson County Tennessee,

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Joseph Allen Sullivan, and their assigns forever.

Grantee, Joseph Allen Sullivan, whose address is, 3712 Folkstone Dr., Antioch, TN is responsible for the payment of real property taxes on subject property.

Said Union Planters Bank, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Union Planters Bank, N.A., has executed this deed and affixed its corporate seal by Jeff Burress, its Asst. Vice President, this 17 day of December, 1999.

UNION PLANTERS BANK, N.A.

By: _____

Title: JEFF BURRESS
ASSISTANT VICE PRESIDENT

State of Tennessee)
County of Shelby)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00
Subscribed and sworn to before me this the 17 day of December, 1999

PHYLLIS MOSELEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Affiant

Notary Public

MY COMMISSION EXPIRES APR. 12, 2000

Commission Expires: _____

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared JEFF BURRESS, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the ASST. VICE PRESIDENT of UNION PLANTERS BANK, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as JEFF BURRESS.

Witness my hand and seal at office, this 17th day of December, 1999.

Notary Public

PHYLLIS MOSBEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES APR. 12, 2000

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Joseph Allen Sullivan	SAME	136-16-12
3712 Folkstone Drive		
Antioch, TN 37013		