Instr:200003020020740 Page: 1 OF 2
REC'D FOR REC 03/02/2000 2:38:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Kim McLaughlin	New Owner	
4301 Nebraska Avenue		MAP:103-4
Nashville, Tennessee 37209		
		PARCEL: 233
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9888]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Leila Sullivan, unmarried** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Kim McLaughlin., unmarried, Layne E. Dombrosky and Savanah A. Pyles, with Right of Survivorship** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the westerly 20 feet 10 inches of Lot No. 59 and the easterly 40 feet of Lot No. 60, all on the Plan of West end annex, of record in Book 332, page 61, Register's office for Davidson county, Tennessee.

Said property fronts 60 feet 10 inches on the northerly margin of Nebraska, formerly 8th Avenue and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Donald M. Sullivan and wife, Leila Sullivan, by Warranty Deed from Wilkins,& Adams, Attorneys, a partnership comprised of Percy Wilkins, Jr. and John V. Adams, of record in Book 5208, page 591, Register's Office for Davidson County, Tennessee.

The said Donald M. Sullivan has since died on January 19, 1986, and upon his death, title was vested in Lelia Sullivan as the sole surviving tenant by the entirety

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 332, page 61, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to a Deed of Trust executed by Leila Sullivan, unmarried, to T. Larry Edmondson, Trustee for First Tennessee Bank, N.A.. in the original sum of $60,000.00 of record in Book 11013, page 688 and assigned in Book 11530, page 207, to FT Realty Securities Trust II, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4301 Nebraska Avenue, Nashville Tennessee 37209.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $130,000.00. Kimberly A. McLaughlin]
[ ]
[Affiant
[Subscribed and sworn to before me this
[1st day of February, 2000. Amy D. Joines
[Notary Public
[My Commission Expires: 11-29-03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1sth day of February, 2000.

Lelia Sullivan

Lelia Sullivan

STATE OF ~~TENNESSEE~~} FL
COUNTY OF ~~DAVIDSON~~} Bay

STATE OF ~~TENNESSEE~~} FL
COUNTY OF ~~DAVIDSON~~} Bay

On this 22nd day of **February,** 2000, before me personally appeared **Lelia Sullivan** to me known to be the persons who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

WITNESS my hand and official seal at PCB, FL ~~Nashville, Tennessee,~~ this 22nd day of **February,** 2000.

Monica Strzalkowski

Notary Public

My Commission Expires: 1-11-02

OFFICIAL NOTARY SEAL
MONICA STRZALKOWSKI
COMMISSION NUMBER
CC707539
MY COMMISSION EXPIRES
JAN. 11,2002
NOTARY PUBLIC STATE OF FLORIDA