PICK-UP

Instr:200004110036620 Page: 1 OF 2
REC'D FOR REC 04/11/2000 2:55:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $543.90

ORT#: SV 3103149

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000 00

Craig T. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

615.385.2804 THIS INSTRUMENT WAS PREPARED BY TN SupCt#003143
Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Craig T. Lewis (NAME)	New Owner At Same Address (NAME)	155-3-A-15
8140 Poplar Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D-31724
Nashville, TN 37221 (CITY) (STATE) (P.O. 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, Gayle A. Sullivan (formerly Gayle I. Andrews) joined by her spouse, Charles S. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig T. Lewis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson Co. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, and being **Lot No. 3** on the plan of **Rolling River Estates, Sec. I**, as of record at **Plat Book 4860, page 27,** EXPRESSLY EXCLUDING that property conveyed from Harrell to Metro Gov't. by deed at Book 7512, page 329 including the premanent drainage easement specified therein, and all of which is more completely described in the deed from Page to Andrews at **Book 10068, page 617,** all in the Register's Office for said County, and all to which reference is here by made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 10068, page 617**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2000 property taxes are a lien against the property as of 01-01-00 but are not due and payable until 10-01-00. 1999 property taxes in the amount of $1,034.80, and back taxes, are PAID IN FULL, as listed to MapParcel #: 155-03-A-015-00-CO; Field Book #: 9D-31724; at the street address of 8140 Poplar Creek Rd., Nashville, TN 37221.

2. Declaration of Covenants, Conditions, & Restrictions as of record at Book 4788, page 950 amended Book 4871, page 640, and Book 4892, page 689; Charter of Rolling River Estates, Inc. at Book 4892, page 671, amended Book 8276, page 552; By-Laws at Book 4892, page 679; and deed of conveyance of common-areas at Book 5689, page 652, all said Register's Office.

3. Setback lines, easements, notes and/or other limitations as shown on said plan at Plat Book 4860, page 27, as amended by right-of-way and drainage easement at Book 7512, page 329 and Book 8860, page 315 (as released at Book 9764, page 143), all said Register's Office.

Grantor and Grantee expressly understand and agree that the Grantor has the right to possession of the premises, with full use and enjoyment as that term would apply to a lawfully vested lessee, until May 30, 2000, at 11:59.59 p.m. Grantor shall pay $1,500.00 rent, $500.00 paid this date and $1,000.00 due May 1, 2000. Grantor agrees to deliver the premises in a like condition that date as on this date of deed. Grantor also understands that Grantee has hazard insurance on the premises, and that Grantor has obtained own 'renters' insurance for possessions and personal liability.

Charles S. Sullivan, spouse of the grantor Gayle A. Sullivan (formerly Gayle I. Andrews), joins herein for the sole purpose of conveying any and all of his right, title, and/or interest he has or may have by virtue of his marital status with said grantor, but not otherwise, and he makes no claim to any interest in the herein described property nor in the net proceeds from the sale thereof.

Gayle A. Sullivan being one and the same person as Gayle I. Andrews, said grantor having since married from the date of her purchase of the herein described property.

~~unimproved~~)
This is improved (XX) property, known as 8140 Poplar Creek Rd., Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 11th day of APRIL, 2000.

Gayle A. Sullivan

Gayle A. Sullivan

Charles S. Sullivan

Charles S. Sullivan

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gayle A. Sullivan (formerly and being one and the same person as Gayle I. Andrews) and her spouse, Charles S. Sullivan, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 11th day of April, 2000.

My Commission expires:
10-25-2003

Notary Public