WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Mary E. Higginbotham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200006220062290 Page: 1 OF 2
REC'D FOR REC 06/22/2000 1:38:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $271.95

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Higginbotham	AmSouth Bank of Tennessee	Map 150
(NAME) 3304 Oak Tree	(NAME) 601 Market Center	Group 07
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chattanooga, TN 37401	Parcel 474
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JOSEPH ALLEN SULLIVAN, UNMARRIED

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

MARY E. HIGGINBOTHAM, AN UNMARRIED WOMAN

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

BEING Lot No. 57B of the Zone Lot Division of Lot Nos. 51, 56, and 57 of Lake Shore Woods, Section 2, as shown by plat of record in Plat Book 6250, page 508, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph Allen Sullivan by deed from Secretary of HUD of record in Instrument Number 200004120037017, Register's Office for said County.

Quit Claim Deed of Open Space to Homeowner's Association of record in Book 10447, Page 932, Register's Office of said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6230, page 385, and Book 5200, Page 608, and Book 6250, Page 508, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3304 Oak Tree, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my/our hand(s) this 16th day of June, 2000.

Joseph Allen Sullivan
Joseph Allen Sullivan

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Sullivan the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/16/2000
My Commission Expires: 3-23-02
Notary Public

File Number200005257
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122