Instr:200007140069938 Page: 1 OF 2
REC'D FOR REC 07/14/2000 3:54:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

BOX #14A
G#13586-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ALBERTO C. SERMENO	GMAC MORTGAGE CORPORATION	MAP 173-00-0
(NAME)	(NAME)	
5585 Pettus Road	P. O. Box 780	PARCEL 108.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Waterloo, IA 50704-0780	FB #05D-23339
(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, BETSY L. SULLIVAN AND HUSBAND, JEFFREY D. SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERTO C. SERMENO, AN UNMARRIED PERSON, AND SONIA M. BUSTILLO, AN UNMARRIED PERSON

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:

LAND in the 31st Councilmanic, formerly 5th Civil District, of Davidson County, Tennessee, and being a Lot designated as No. 3 fronting 187 feet, more or less, on the South side of Pettus Road and running back in a southerly direction between parallel lines showing 790 feet, more or less, on the East line and 725 feet, more or less, on the West line, and 174 feet, more or less, at the rear, as described on an unrecorded Plat dated December 5, 1963, prepared by William Collier Parrish Associates, Civil Engineers, from Deed description for C. V. Tibbs.

BEING the same property conveyed to Betsy L. Galbreath and Katherine L. Tull, by Installment Deed from Charles G. Ellis and wife, Corynne D. Ellis, of record in Book 8579, Page 387, Register's Office for Davidson County, Tennessee. The said Katherine L. Tull having since conveyed her interest to Betsy L. Galbreath, unmarried, by Quitclaim Deed of record in Book 9383, Page 646, said Register's Office. And further conveyed to Betsy L. Sullivan and husband, Jeffrey D. Sullivan, by Quitclaim Deed from Betsy L. Galbreath, now known as Betsy L. Sullivan, of record in Book 11041, Page 29, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 5585 Pettus Road, 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 our hand s this 12th day of July, 2000

BETSY L. SULLIVAN

JEFFREY D. SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETSY L. SULLIVAN AND HUSBAND, JEFFREY D. SULLIVAN

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 12th day of July, 2000.

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the GRANTEES herein.