This Instrument Prepared By:
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File Box 24

Instr:200008010075642 Page: 1 OF 2
REC'D FOR REC 08/01/2000 8:58:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $375.55

ADDRESS NEW OWNER:
James P. Sullivan and Donna J. Sullivan
6370 Pettus Road
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-6
PARCELS 145-154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Billy R. Dean and wife, Peggy L. Dean hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James P. Sullivan and wife, Donna J. Sullivan, as tenants by the entirety, 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 Lots Nos. 10-A and 10-B on the Zone Lot Division of Lots 10 and 12, Plan of Bakertown Gardens, Section II, of record in Plat Book 6250, Page 407, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Bill R. Dean and wife, Peggy L. Dean, by deed from Robin J. York and wife, Debry Lynn York of record in Book 6535, Page 164, Register's Office for Davidson County, Tennessee.
>
> This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6403, Page 363, and such easements and setback lines of record in Plat Book 6250, Page 407, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 409/411 Derrick Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Sullivan and wife, Donna J. Sullivan, their heirs and assigns, forever; and we, Billy R. Dean and wife, Peggy L. Dean 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 2000.

Billy R. Dean

Peggy L. Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy R. Dean and wife, Peggy L. Dean the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2000.

NOTARY PUBLIC

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 101,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.