Davidson County DEEDWARR
Recvd: 09/13/00 10:56 2pgs
Fees:11.00 Taxes:270.10

20000913-0090924

BOX #14A

WARRANTY DEED

G#13711-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

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

Notary Public

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

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
MICHAEL D. SULLIVAN (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 150-07-0
3375 Oak Trees Court (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 288.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	FB #02DX-04918

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, I, BRENT SELLERS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SULLIVAN AND WIFE, LISA M. SULLIVAN

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 2nd Civil District of Davidson County, Tennessee, being Lot No. 65A, Zone Lot Division, Lots 62, 63, 65, and 66, Lakeshore Woods, Section 3, as of record in Book 5200, Page 621, and as amended in Book 6250, Page 730, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brent Sellers and wife, Sandi Sellers, by Deed from Brian D. Williams and wife, Patricia J. Sparks, of record in Book 7507, Page 188, Register's Office for Davidson County, Tennessee. The said Sandi Sellers having since died.

THIS conveyance is subject to restrictive covenants of record in Book 6063, Page 351, in Book 6112, Page 546, and in Book 6230, Page 385, said Register's Office; restrictions as noted on plat of record in Book 6250, Page 730, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for year 2001 and subsequent years, a lien, but not yet due and payable.

THIS instrument is being executed in behalf of Brent Sellers pursuant to a Power of Attorney executed by him on the 7th day of September, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 3375 Oak Trees Court, 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 hand this 11th day of September, 2000
BRENT SELLERS

By Brent Sellers by Janet T. Jones, Atty-in-Fact
JANET T. JONES, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, 2000, before me personally appeared JANET T. JONES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENT SELLERS and acknowledged that she executed the same as the free act and deed of said BRENT SELLERS.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: May 27, 2001

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public