Davidson County DEEDWARR
Recvd: 03/05/01 08:27 2pgs
Fees:11.00 Taxes:240.50
20010305-0020142

NOTARY PUBLIC AT LARGE
CHARLES A. SULLIVAN JR.
DAVIDSON COUNTY, TENN.

My Commission Expires

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Palmer (NAME)	John Palmer (NAME)	Map 74-16
5026 Bonnameade Drive (ADDRESS)	1007 Commodore Place (ADDRESS)	Parcel 7
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Mt. Juliet, Tn 37122 (CITY) (STATE) (ZIP)	4D 33446

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, Michelle Sullivan Key and Melissa Ann Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Palmer and wife, Carol V. Palmer

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 Davidson County, Tennessee, being Lot No. 487 on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, pages 1 and 2, said Register's Office.

Said Lot No. 487 fronts 80 feet on the northerly side of Bonnameade and extends back 211.3 feet on the westerly line and 194.3 feet on the easterly line to a dead line, measuring 81.75 feet thereon.

Being the same property conveyed to James Larry Sullivan, a single person, by deed from Robert M. Everett and wife, Mary Jane Everett, of record in Book 5234, page 650, Register's Office for Davidson County, Tennessee.

The said James Larry Sullivan having since died unmarried, title now vests in Michelle Sullivan Key and Melissa Ann Sullivan as heirs-at-law.

This conveyance is subject to taxes for the year 2001, which have been prorated and assumed by the grantees herein, and to taxes for subsequent years, and to any and all restrictions and easements of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 5026 Bonnameade Drive, Hermitage, Tennessee 37076
(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 28th day of February, 2001

Michelle Sullivan Key, administrator & heir-at-law
Michelle Sullivan Key, Administrator & Heir-at-Law

Melissa Ann Sullivan, Heir-at-Law
Melissa Ann Sullivan, Heir-at-Law

FEB.28.2001 11:16AM LINDA HARRIS ATTORNEY NO.994 P.5

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Sullivan Key and Melissa Ann 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 Brentwood, Tennessee, this 28th day of February, 2001.

Commission expires 10/25/03

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, and corporation, 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 corporation, 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

CHARLES A SULLIVANT JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires

FEB.28.2001 11:17AM LINDA HARRIS ATTORNEY NO.994 P.6