Davidson County DEEDWARR
Recvd: 06/05/01 13:33 2pgs
Fees:11.00 Taxes:257.15

20010605-0058358

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of May, 2001

Notary Public

MY COMMISSION EXPIRES: 4/4/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 East Main Street, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laffany Sullivan	SAME AS NEW OWNER	82-4-186
(NAME) 885 Sharpe Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen K. Richey, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Laffany* Sullivan , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

* Laffany

Legal Description Being Lot No. 70 on the Plan of Thornby Place, a plat of which is of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Stephen K Richey dated 12/20/99, filed in Book 19991221, page 0306011, said Register's Office

Restrictions

unimproved ( )
This is x) property, known as 885 Sharpe Avenue Nashville TN 37206
improved(

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 30th Day of May, 2001.

Stephen K. Richey

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared the within named, Stephen K. Richey, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2001.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/4/04