Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Michael Sullivan
Affiant

Subscribed and sworn to before me, this 31st **day of** May, **2001.**

Catherine R Vass
Notary Public
My commission expires: 5-30-2004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael T. Sullivan	Chase Manhattan Mortgage	142-8-A 51CO
217 Pebble Brook	343 Thornall Street	
Nashville TN 37221	Edison, NJ 08837	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas R. Paquin and wife, Melanie E. Paquin, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Michael T. Sullivan, hereinafter called the Grantee, his successors 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 Townhouse No. 51, on the Plan of Phase II Coronado Townhome Condominiums, of record in Book 4955, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Paquin by deed from Mary Thom Vandercook, formerly Mary Thom Black, of record in Book 10905, Page 978, Register's Office for Davidson County, Tennessee.

Melanie E. Pacquin hereby joins in executing this deed to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 217 Pebble Brook, Nashville, TN 37221

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, his heirs, successors and assigns, forever. Grantor covenant with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 30th day of May, 2001.

Thomas R. Paquin
Thomas R. Paquin

Melanie E. Paquin
Melanie E. Paquin

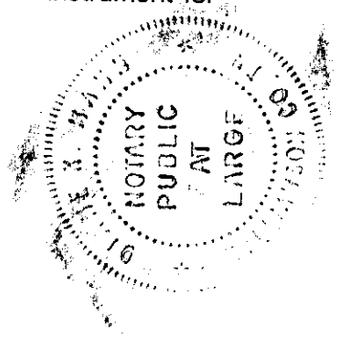
Davidson County DEEDWARR
Recvd: 06/14/01 09:11 2pgs
Fees:11.00 Taxes:427.35

20010614-0062691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas R. Paquin and Melanie E. Paquin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 30th day of May, 2001.



Notary Public

My Commission expires 03/14/05