File

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street
Franklin, TN 37064

BK 2234 PG 150

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| David Lynn McFadden<br>5102 Russell Road<br>Franklin, TN 37064 | Merrill Lynch Credit Corporation<br>P. O. Box 1975<br>Corapolis, PA 15108 | 023-87.01 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Brian Sullivan and Tamara Sullivan, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **David Lynn McFadden and Patsy McFadden, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson and Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the southerly right of way line of Old Harding Pike, said point being the southeasterly right of way intersection of Old Harding Pike and Russell Road, and being the northeasterly corner of the herein described tract, thence with the southerly right of way line of Old Harding Pike N 83 deg. 12'40" E 331.05 ft. to an iron rod, thence leaving said southerly right of way line with the westerly line of Dennis A. Gore, Jr. (Book 201, page 586) S 18 deg. 52'30" E 108.40 ft. to a steel post, thence continuing S 25 deg. 11'35" E 226.96 ft. to a steel post; thence S 15 deg. 41'37" E 145.80 ft. to a steel post; thence S 26 deg. 25'47" E 143.66 ft. to a steel post, thence S 15 deg. 42'12" E 141.34 ft. to a steel post, thence S 26 deg. 50'37" W 300.845 ft. to an iron rod, thence leaving said westerly line with the northerly line of a 5.002 acre tract N 68 deg. 00'00" W 606.50 ft. to an iron rod located in the easterly right of way line of Russell Road, thence leaving said northerly line with the easterly right of way of Russell Road and a curve to the left 63.30 ft., said curve having a central angle of 2 deg. 58'08" a radius of 1221.57 ft., and a chord of N 9 deg. 34'54" E 63.29 ft. to a point; thence continuing N 8 deg. 38'47" E, 418.22 ft. to a point, thence N 7 deg. 42'27" E 82.59 ft. to a point; thence with a curve to the left 94.83 ft., said curve having a central angle of 4 deg. 36'48", a radius of 1177.71 ft., and a chord of N 5 deg. 04'56" E, 94.80 ft. to a point, thence N 2 deg. 57'36" E 63.06 ft. to an iron rod and the point of beginning. Containing 460,381 square feet or 10.569 acres, the same more or less.

Being the same property conveyed to Brian Sullivan and Tamara Sullivan, husband and wife, by deed from David Lynn McFadden, a married person, of record in Book 2101, page 846, Register's Office of Williamson and Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants in Book 1609, page 963, Register's Office for Williamson County, TN.
3. Right of way to Old Harding Pike and Russell Road, as much as lies thereon.
4. Easement for the flow of the Harpeth River, as much as flows thereon.

Davidson County DEEDWARR
Recvd: 08/13/01 14:26 2pgs
Fees:10.00 Taxes:0.00

20010813-0087121

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This property is known as: 5102 Russell Road, Franklin, TN 37064

WITNESS Our Hands this 27th day of July, 2001 in Franklin, TN.

State of Tennessee, County of WILLIAMSON
Received for record the 02 day of
AUGUST 2001 at 9:58 AM. (REC# 429187)
Recorded in official records
Book 2234 pages 150- 151
Notebook 67 Page 250
State Tax $ 1050.80 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 1063.80,
Register of Deeds SADIE WADE
Deputy Register JENNY LANEY

SELLER: Brian Sullivan

SELLER: Tamara Sullivan

By:
Brian Sullivan, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Brian Sullivan and Brian Sullivan on behalf of Tamara Sullivan with full power of attorney of record in Book 1714, page 964, ROWC, TN and power of attorney of record in 20010125-0007524, RODC, TN,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of July, 2001 in Franklin, TN.

Notary Public

My Commission Expires: 2/23/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $284,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 27th day of July, 2001, in Franklin, Tennessee.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/02

TNJ/11308.2001/cg