Prepared by
James Caldwell
Box 60182
Nit 37206

Name of new owner and tax bills
Andre Burns And Earl Johnson
1112 Lillian st
Nashville, Tn. 37206

The Complete Book of Personal Legal Forms

Davidson County DEEDWARR
Recvd: 02/15/02 14:11 2pgs
Fees:13.00 Taxes:203.50
20020215-0020380

WARRANTY DEED

This Warranty Deed is made on Dec 5, 2001, between Sullens, Donald and Harriet, Grantor, residing at 806 Rose Park, City of Nashville, State of Tenn., and Earl Johnson + Andre Burns, Grantee, residing at 1112 Lillian, City of Nashville, State of Tenn.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the above property, located at 1112 Lillian St, City of Nashville, State of TN:

MAP/PAR 083-13-0 135.00 SA/FB 18W 05215

Grantor warrants that it is lawful owner, has full right to convey the property, property is free from all claims, liabilities, or indebtedness, and Grantor and its successors will warrant and defend title to Grantee against lawful claims of all persons.

Dated 29-Jan, 2002

x Donald L Sullens
(Signature of grantor)
DONALD SULLENS
(Printed name of grantor)

x Harriet Sullens
HARRIET SULLENS

State of TENN.
County of DAVIDSON
On 29/Jan, 2002 DONALD SULLENS & HARRIET SULLENS personally came before me and, being duly sworn, did state that he/she ~~is~~ they are the person described in the above document and that he/she signed the above document in my presence.

James S Caldwell
(Notary Signature)

NOTARY PUBLIC

Notary Public, for the County of DAVIDSON, State of TENN.
My commission expires: SEPT 28-2002

Being The same property conveyed To Don Sollens and Gail Harvict by deed of Record in Book 11196 Page 430. RODC.

BEING the westerly 23-2/3 feet of Lot No. 126 and the easterly 10 feet of Lot No. 127 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

SAID parts of Lots Nos. 126 and 127 front together 33-2/3 feet on the southerly side of Lillian Street and extend back between parallel lines 170 feet to a dead line.

BEING the same property conveyed to Frances Denney by Quitclaim Deed from Village Glenn Enterprises, Inc., of record in Book 6307, page 94, Register's Office for Davidson County, Tennessee. The said Frances Denney having Quitclaimed a life estate to her daughter, Mary Morrow by Quitclaim Deed of record in Book 6307, page 97, said Register's Office. The said Frances Denney, a single person, having since died intestate on April 11, 1989, title to property then vesting in her two daughters and only heirs at law Mary Morrow and LeeAnn Denney Harbin according to Affidavit of Heirship of record in Book 11196, page 429, said Register's Office.

LeeAnn Denney Harbin having Quitclaimed her interest to Mary Morrow by Quitclaim Deed of record in Book 9630, page 138, Register's Office for Davidson County, Tennessee.

Mary Morrow having since married, now being known as Mary M. Gregor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Feb. 2002

Deputy Register