Box 37
CRW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Joel R. Sullivan and **Brett Alden Baier** **5804 Deer Estates Drive** **Nashville, TN 37221**	**Map 071-15** **Parcel 045**	**SAME**
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jerry Boyd, Sr. and wife, Pamela Boyd** (collectively the "Grantors") have bargained and sold, and by these presents transfer and convey to **Joel R. Sullivan and Brett Alden Baier as tenants-in-common** (collectively the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property taxes for 2002 prorated at closing and assumed by Grantee.

2. All matters on the Plan of record in Book 161, page 170, said Register's Office.

This is improved property, known as **112 Lucille Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 3rd day of April, 2002.

Davidson County DEEDWARR
Recvd: 04/05/02 09:41 3pgs
Fees:18.00 Taxes:222.00
20020405-0041728

Jerry Boyd, Sr.

Pamela Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY BOYD, SR. AND PAMELA BOYD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3 day of April, 2002.

Notary Public

My Commission Expires:
7-24-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

Affiant

Subscribed and sworn to before me this 3 day of April, 2002.

Notary Public
My Commission Expires: 7-24-04

EXHIBIT A

(Legal Description)

LAND in Davidson County, Tennessee being Lot No. 11 on the Plan of Eastmoreland Place of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Boyd, Sr. and wife, Pamela Boyd by deed from Ray Baker, unmarried, of record as Instrument No. 200008100079199, Register's Office for Davidson County, Tennessee.