PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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Nashville, TN 37205
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W & I Ref:(SK) Title No: 43797
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/28/02 13:40 2pgs
Fees:13.00 Taxes:999.00
20020828-0104237

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tim J. Banks Sharon J. Banks 8944 Highway 70 South Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 126-0163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnnye Sullivan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tim J. Banks and spouse, Sharon J. Banks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hicherson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

Beginning at a point in the northeasterly margin of U.S. Highway No. 70, said point being 1036.7 feet, more or less, northwesterly from the northwest intersection of said Highway and Old Charlotte Road; thence north 9 deg. 30' east 1150.7 feet to a point; thence south 84 deg. 51' west 200 feet to a point; thence south 9 deg. 30' west 1063.6 feet to a point in the northeasterly margin of said Highway; thence with the margin of the same and following a set-off in a generally southeasterly direction 215 feet to the point of beginning.

BEING the same property conveyed to D.F. Sullivan and wife, Johnnye Sullivan by deed from William R. Caruthers and wife, Edna Caruthers of record in Book 3226, page 581, Register's Office for Davidson County, Tennessee. The said D.F. Sullivan has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years.

This is improved property, known as: 8944 Highway 70 South, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 2002.

Johnnye Sullivan

State of TENNESSEE

County of DAVIDSON

On this 27th day of August, 2002 , before me the undersigned authority, personally appeared Johnnye Sullivan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2006

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2002

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2006