Davidson County DEEDWARR
Recvd: 10/30/02 14:56 2pgs
Fees:13.00 Taxes:185.00

20021030-0133131

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Sullivan and Ligia I. Sullivan	Chase Manhattan Mortgage Corporation	Map 149-3-0
(NAME) 2412 Scott Valley Drive	(NAME) P.O. Box 572405	Parcel 096.00
(ADDRESS) Nashville TN 37217	(ADDRESS) Murray, Utah 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BILLY G. BARNES, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey **unto TIMOTHY J. SULLIVAN AND WIFE LIGIA I. SULLIVAN**, hereinafter called the GRANTEES, their heirs 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 all of Lot No. 17, Edge-O-Lake Villas, as shown by plat appearing of record in Plat Book 5200, page 644, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Billy G. Barnes and Harold C. Reeves by Warranty Deed of record in Book 7387, page 325, said Register's Office. Said property being further conveyed to Billy G. Barnes, unmarried by QuitClaim Deed of Record in Instrument No. 20021030 - 0133130, said Register's Office.

This conveyance is subject to the following: Restrictive Covenants of record in Book 6275, page 449; Agreement to Maintain in Book 6149, page 138; Model Shared Equity Agreement in Book 7387, page 334, re-recorded in Book 7416, page 424; and, any and all matters as shown on plat of record in Plat Book 5200, page 644; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2412 Scott Valley Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands this 29th day of October, 2002.

Billy G. Barnes

STATE OF Tennessee

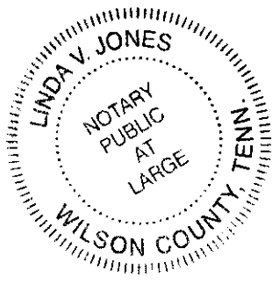
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Billy G. Barnes, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2002.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076