Davidson County DEEDWARR
Recvd: 12/11/02 10:33 2pgs
Fees:13.00 Taxes:569.80
20021211-0152707

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:
Thomas Lee Sinnott
2321 Dundee Lane
Nashville TN 37214

Mortgagee/Send Tax Bills to:
NEW OWNER

Map & Parcel
73-11-70

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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, WE

James F. Sinnott, Carl R. Sinnott and Barbara D. Sinnott Pittard as Trustees of The James M. Sinnott and Doris J. Sinnott Revocable Living Trust

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Lee Sinnott, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, Tennessee, being Lot No 120 on the Revised Plan of Section 1, Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for said County.

Said lot fronts 100 feet on the south side of Dundee Lane and runs back 136.5 feet on the east line and 181.2 feet on the west line to a dead line, measuring 109.8 feet thereon.

Being the same property conveyed to The James M. Sinnott and Doris J. Sinnott Revocable Living Trust by Quit Claim Deed dated August 4, 1998, of record in Book 11056, Page 962, Register's Office for Davidson County, Tennessee.

This instrument prepared by information furnished by the Grantors and not by a search of the public records by American Escrow Company.

Property taxes for the year 2002 are hereby assumed by the Grantee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 2321 Dundee Lane, Nashville TN 37214.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do 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.

WITNESS OUR HANDS THIS 3RD DAY OF DECEMBER, 2002.

James F. Sinnott, Trustee
James F. Sinnott, Trustee

Carl R. Sinnott, Trustee
Carl R. Sinnott, Trustee

Barbara D. Sinnott Pittard, Trustee
Barbara D Sinnott Pittard Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, JAMES F. SINNOTT, CARL R. SINNOTT AND BARBARA D. SINNOTT PITTARD, IN THEIR CAPACITY AS TRUSTEES OF THE JAMES M. SINNOTT AND DORIS J. SINNOT REVOCABLE LIVING TRUST, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT THEY ARE THE TRUSTEES OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 3RD DAY OF DECEMBER, 2002.

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

AUG 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Thomas Lee Sinnott
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003