This instrument prepared by:
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Attorneys at Law
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Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/13/03 14:04 2pgs
Fees:13.00 Taxes:555.00
20030513-0064270

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Brian Sullivan & wife, Tamara Sullivan 7504 Knight Lane Fairview, TN 37062	**Same**	**113 00 0 141.00**

WARRANTY DEED

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, **Jerry Kemp and wife, Cheryl Kemp,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Brian Sullivan and wife, Tamara Sullivan**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, TN, being Tract 6, containing 14.6 acres, more or less, on the Plan of Quail Creek Estates, of record in Book 5200, page 3, RODC, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry Kemp and wife, Cheryl Kemp by deed from David L. Bradley, an unmarried man, of record in Book 10865, page 556, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Restrictive covenants in Book 5222, page 245, RODC, TN.
2. All matters of record in Book 5200, page 3, RODC, TN.
3. Easements of record in Book 10654, page 336 and Book 5232, page 105, RODC, TN.

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 WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This unimproved property is known as:

8028 Quail Creek Road, Nashville, TN 37221.

WITNESS OUR HANDS THIS 5th DAY OF MAY, 2003, IN FRANKLIN, TENNESSEE.

Jerry Kemp

Cheryl Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Jerry Kemp and wife, Cheryl Kemp, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of May, 2003.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of May, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/27/05