Davidson County DEEDWARR
Recvd: 07/10/03 08:56 2pgs
Fees:13.00 Taxes:222.00

20030710-0095320

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Marty Melvin Sullivan<br>2934 Louise Drive<br>Nashville, Tennessee 37211 | SAME | 119-13-O 108 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Marty M. Sullivan
AFFIANT

Sworn to and subscribed before me this 30 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 05/02/2005

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JANICE A. WATSON,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **MARTY MELVIN SULLIVAN, unmarried,** hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of H.G. McNabb's Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Janice A. Watson by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20020605-0067849, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 119-13-0, Parcel 108.00.

2. All matters appearing on the Plan of H.G. McNabb's Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4241, page 992, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 2934 Louise Drive, Nashville, Tennessee 37211.

WITNESS our hands this 30 day of June, 2003 in Franklin, Tennessee.

Janice A. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Janice A. Watson, the within named bargainors with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30 day of June, 2003, in Franklin, Tennessee.

Notary Public

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

My Commission Expires: 05/02/05