Davidson County DEEDWARR
Recvd: 08/20/03 13:24 2pgs
Fees:13.00 Taxes:1418.95
20030820-0120719

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SB) Title No: 44925

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Robert Christopher Sullivan<br>821 Brentview Drive<br>Nashville, Tennessee 37220 | FRANKLIN MEDICAL<br>501 CORPORATE CENTER DR<br>SUITE 400<br>FRANKLIN, TN 37067 |

**TAX MAP-PARCEL NUMBERS:** 146-10-016

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$383,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric T. Grasman and spouse, Pamela S. Grasman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Christopher Sullivan** 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:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section II, Fieldcrest Estates of record in Book 2663, page 19, Register's Office for said County.

Said Lot No. 26 front 184.7 feet on the southerly margin of Brentview Drive and extends back 273 feet on the westerly and 272.8 feet on the easterly line to a dead line in the rear, measuring 193.9 feet thereon.

Being the same property conveyed to Eric T. Grasman and spouse, Pamela S. Grasman by deed from Lewis W. Rankin and spouse, Nannette C. Rankin of record in Book 11411, page 711, Register's Office for Davidson County, Tennessee.

**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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 19, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brentview Drive and a 10 foot easement for public utility purposes along the rear line of said lot and 2.5 x 25 foot utility anchor easement located on both front corners of said lot; Easement for sanitary sewers and storm drainage purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 7704, page 560, said Register's Office.

**This is improved property, known as: 821 Brentview Drive, Nashville, Tennessee 37220**

**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 15th day of August, 2003 .

Eric T. Grasman

Pamela S. Grasman

**State of** TENNESSEE

**County of** WILLIAMSON

On this 15th day of August, 2003 , before me the undersigned authority, personally appeared **Eric T. Grasman and Pamela S. Grasman** , 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.

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires MAR. 01, 2007

Notary

**State of** TENNESSEE

**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $383,500.00

Affiant

Sworn and subscribed before me this 15th day of August, 2003

JAMES A. HAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 5-7-07