THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 33,000.00

Arthur R. Alley
Affiant

Subscribed and sworn to before me, this 28th day of August, 2003

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 09/02/03 11:38 2pgs
Fees:13.00 Taxes:122.10
20030902-0126611

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ARTHUR R. ALLEY 5407 Michigan Avenue Nashville, Tennessee 37209	Arthur R. Alley 3006 Gladeville Circle Mt. Juliet, Tennessee 37122	MAP 91-6 PARCEL 333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THREE THOUSAND AND NO/100---------- ---------- ($ 33,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, JAMES CALVING SULLIVAN, JR., married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ARTHUR R. ALLEY AND WIFE, TANYA R. ALLEY 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:

BEING Lots Nos. 1314 and 1316 of Block 196 on the Map of Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

SAID Lots adjoin and front together 50.0 feet on the south side of Michigan Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to James Calving Sullivan, Jr. by Quitclaim Deed from Allen Roy Sullivan, Executor of the Estate of Mary Elizabeth Sullivan, deceased, of record as Instrument No. 20030305-0029184 in the Register's Office for Davidson County, Tennessee.

Mary Stacey Sullivan, spouse of James Calving Sullivan, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 5407 Michigan Avenue, Nashville, Tennessee 37209

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.

GRANTOR COVENANTs with the said GRANTEEs that he 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. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Extension of Plan No. 1, West Nashville of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of August, 2003.

JAMES CALVING SULLIVAN, JR.

MARY STACEY SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Calving Sullivan, Jr. and Mary Stacey Sullivan, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2003.

My Commission Expires: 10/12/05

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public