Davidson County DEEDWARR
Recvd: 11/05/03 13:22 2pgs
Fees:13.00 Taxes:434.75

20031105-0162387

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN06119

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,500.00

Jamie A Gebhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF October, 2003

Gail C Victory
Notary Public

MY COMMISSION EXPIRES: 11/4/2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie A. Gebhardt	**Countrywide Home Loans**	**82-9-431**
1413 Holly Street	**P.O. Box 670009**	
Nashville , TN 37013	**Dallas TX 75267-0009**	

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,

Drew Sullivan and wife Jan Ellen Sullivan

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

Jamie A. Gebhardt, unmarried

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 Lot No. 17, of Block "B" on the Map of the Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville.

Said Lot No. 17 fronts 50.0 feet on the northerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 180.0 feet to an alley.

Subject to a driveway agreement as set out in Book 2743, page 616, and an easement for sewer as shown on plans in the Office of City Engineer, City of Nashville, as of record in Book 2703, page 357, said Register's Office.

Being the same property conveyed to Jan Ellen Sullivan (f/k/a Jan Ellen Francis), and husband Drew Sullivan, by Quit Claim Deed from James A. Tribbett and wife, Sally F. Tribbett, dated 07/16/2001 and recorded 0723/2001 in Instrument # 20010723-0077892, and also being the same property conveyed to James A. Tribbett and wife, Sally F. Tribbett and Jan Ellen Francis by Deed from Frankie Burnett and Billy Whited, the only heirs at law of Dorothy May Shadrick, deceased, dated 01/26/1996 and recorded 02/06/1996 in Book 9939, page 348, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **1413 Holly Street, Nashville , TN 37013**

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 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 27th day of October, 2003.

Drew Sullivan

Jan Ellen Sullivan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Sullivan and wife Jan Ellen Sullivan the bargainors 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 at Brentwood, Tennessee, this 27th day of October, 2003.

Commission Expires: 11/4/06

Notary Public

STATE OF TENNESSEE

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006