RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/07/04 14:05 2pgs
Fees:13.00 Taxes:388.50

20040107-0002743

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia 906 Stahlman Building Nashville TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Sullivan (NAME)	SAME (NAME)	
1512 Ferguson Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 117-8
Nash TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 126

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, James R. Sullivan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia Barish, 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: Land in Davidson County, Tennessee, being the east 30.1 feet of Lot No. 154 and the west 19.9 feet of Lot No. 153 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the north side of Ferguson Avenue, and run back between parallel lines, 152 feet to an alley.

Being the same property conveyed to James R. Sullivan by deed from Sylvia Barish, unmarried of record in Book 4890, Page 45, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 20___.

Deputy Register

This is unimproved ( ) improved ( ) property, known as 1512 Ferguson Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of February, 19 75

James R. Sullivan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said County and State, the within named James R. Sullivan

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1975.

Commission expires 7/10/76

Notary Public

CAESAR E. URRUTIA NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James R. Sullivan

TO
Sylvia Barish, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.