This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/17/04 09:58 3pgs
Fees:18.00 Taxes:2033.83
20040317-0030189

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William Barton Stump & wife, **Jennifer R. Stump** **6301 Pettus Road** **Antioch, TN 37013**	Churchill Mortgage Corp. 761 Old Hickory Blvd Suite 401 Brentwood, TN 37027	**181 – 209.00**

WARRANTY DEED

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, I, **Brian C. Sullivan, a married person,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **William Barton Stump and wife, Jennifer R. Stump**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 13, 1993, and known as Job. No 930091, more particularly described as follows:
BEGINNING at an iron pin in the center of a 50 ft. ingress-egress and utility easement, said point of beginning being 1151.06 northerly, as measured along the centerline of the said easement from the northerly margin of Pettus Road, said point of beginning also being the NW corner of Tract 2 of the J. D. Stevens Pettus Road division and the SW corner of the herein described Tract 3 of said division, said point of beginning also being in the easterly line of Tract 18 of said division, thence with the center of the said 50 ft. joint use ingress-egress and utility easement and with the easterly line of said Tract 18 of said Stevens Pettus Road division and with a curve to the left having a radius of 1,200.46 ft. and a long chord of 345.98 ft., said chord having a bearing of N 04 deg. 06' 42" W, a distance along the curve of 347.04 ft. to an iron pin; thence leaving the center of the said 50 ft. joint use ingress-egress and utility easement and with the southerly line of Tract No. 4 of the J. D. Stevens Pettus Road division S 86 deg. 00' 50" E 696.00 ft. to an iron pin; thence leaving Tract No. 4 of said Stevens Pettus Road division S 02 deg. 50' 24" W 325.46 ft. to an iron pin; thence with the northerly line of the Truman Setliffe property, of record in Book 8623, page 163, RODC, TN; N 86 deg. 40' 29" W 200.00 ft. to an iron pin; thence with the northerly line of Tract No. 2 of said J. D. Stevens Pettus Road division N 87 deg. 53' 07" W 454.11 ft. to the point of beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to Brian C. Sullivan, a married person, by deed from William B. Stump and wife, Jennifer R. Stump, of record in Instrument No. 20020705-0081241, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. Restrictive covenants in Book 9518, page 343, RODC, TN.
3. Easements of record in Book 9518, page 343, Book 9518, page 526, Book 9518, page 343, Book 9523, page 47, and Book 4422, page 649, RODC, TN.
4. 2004 county taxes are a lien, not yet due.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their his and assigns, against the lawful claims of all persons whomsoever.

AND I, Tamara Sullivan, wife of Brian C. Sullivan, join in this conveyance for the purpose of conveying any marital interest I may have in this property to grantees herein.

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.

This improved property is known as: 6301 Pettus Road, Antioch, TN 37013.

WITNESS OUR HANDS THIS 9th DAY OF MARCH, 2004, IN FRANKLIN, TENNESSEE.

Brian C. Sullivan

Tamara Sullivan
by Brian Sullivan, Atty. in Fact**

** See Power of Attorney of record in Inst. No. 20020705-0081241, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Brian C. Sullivan, for himself and as Attorney in Fact for his wife, Tamara Sullivan, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9th day of March, 2004.

Notary Public

My Commission Expires: 2/27/05

15448.2004/MS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $549,684.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of March, 2004, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 7/17/06

