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This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 03/24/04 13:38 2pgs
Fees:13.00 Taxes:129.50
20040324-0033403

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Jerry L. Sullivan 517 High Street Nashville, TN 37211	SAME	133-01-0 210.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Jerry L Sullivan
AFFIANT

Sworn to and subscribed before me
this 22nd day of March, 2004.

BRENDA FRANKS HALL NOTARY PUBLIC COMMISSION EXPIRES Notary Public At Large 08-08-2005 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 08/08/05

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ALMA LEE TOWNS, unmarried,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents do transfer and convey unto **JERRY L. SULLIVAN, unmarried,** hereinafter called the **"GRANTEE"**, his 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 described as follows:

Being the Westerly 50 feet of the Easterly 105 feet of Lots Nos. 431, 432, 433, on the Map of Sunrise Heights Plan of lots, as of record in Book 421, page 46, Register's Office for said County, and described according to a copy of a survey thereof made in October and November, 1952, by Z. J. Wilkinson, Surveyor, as follows:

Said parts of said lots front 50 feet on the southerly side of High Street and run back between parallel lines parallel to and 55 feet west of the westerly margin of Crescent Street, 150 feet to the north margin of Elgin Street.

Being the same property conveyed to Willie B. Towns and wife, Alma Lee Towns by Installment Deed dated April 10, 1953 of record in Book 2142, page 62, Register's Office for Davidson County, Tennessee. The said Willie B. Towns is now deceased, and Alma Lee Towns is the surviving tenant by the entirety.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she 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. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.

2. All matters of record on the plat of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 517 High Street, Nashville, Tennessee 37211.

WITNESS our hands this 22nd day of March, 2004 in Franklin, Tennessee.

Alma Lee Towns by Gredonna Holmes

Alma Lee Towns, by Gredonna Holmes, her Attorney In Fact

her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of March, 2004, before me personally appeared Gredonna Holmes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alma Lee Towns, and who acknowledged that she executed the same as the free act and deed of said Alma Lee Towns by virtue of the Power of Attorney, duly executed by the said Alma Lee Towns and appearing of record in Instrument No. 20040324-0033402 of the Register's Office for Davidson County, Tennessee.

Witness my hand this 22nd day of March, 2004 in Franklin, Tennessee.

BRENDA FRANKS HALEY NOTARY PUBLIC TENNESSEE Notary Public At Large 05-02-2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 05/02/05