Return to

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/17/04 14:37 3pgs
Fees:18.00 Taxes:740.00
20040517-0057601

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL**
JOHN ROBINSON, et al	Union PLanters Bank	**Map 118**
2726 Larmon Drive	215 Forrest Street	**Group 7**
Nashville, TN 37204	Hattiesburg, MS 39401	**Parcel 71**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Natasha Bilbrey
AFFIANT

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 13th **day of May, 2004.**

NOTARY PUBLIC

My Commission Expires: 1/4/06

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 and sufficiency of which is hereby acknowledged, MARY F. SULLIVAN, a married person, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOHN ROBINSON, a married person, MATTHEW KEUNING, a married person and RICHARD MILES SIMMONS, an unmarried person, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 8 fronts 73.9 feet on the north side of Larmon Avenue and runs back between lines 242.9 feet on the east line and 249.9 feet on the west line, to a dead line in the rear, measuring 83.6 feet thereon.

Excepting therefrom that portion thereof described in the Final Consent Judgement made on 8/12/70 by The Third Circuit Court of Davidson County, Tennessee in an action entitled State of Tennessee, et al, vs. George B. Tomlin, et al, Case No. B-1799, a certified copy of which order is recorded in Book 4440, page 931.

Being the same property conveyed to Mary F. Sullivan by deed from Metropolitan Nashville Education Association, a Tennessee corporation, of record in Book 8586, page 730, Register's Office for Davidson County, Tennessee.

TRACT II:

A certain tract of parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the south margin of Larmon Drive at the southwest corner of Lot 7 in accordance with Deed Book 8601, Page 259 and further located at coordinates north 650438.98 east 1741812.40; thence with a curve left having a Delta Angle 89 degrees 46 minutes 53 seconds, Radius 50.00 feet, Length 78.35 feet, Chord North 63 degrees 14 minutes 25 seconds west 70.58 feet to a point; thence north 40 degrees 42 minutes 01 second east 104.48 to a point; said point being right-of-way monument located 96.6 feet right of I-440 centerline station 535 + 06; thence south 02 degrees 38 minutes 19 seconds west 111.11 feet to the point of beginning, containing 0.066 acres, 2870 square feet.

Being the same property conveyed to Mary F. Sullivan by quitclaim deed from State of Tennessee of record in Instrument No. 20010213-0013873, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

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

AND GRANTOR does covenant with the said GRANTEES 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. Map 118, Group Y, Parcel 71.

2. All matters appearing on the Plan of Berrywood, of record in Plat Book 1835, page 24, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4649, page 430, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 2726 Larmon Avenue, Nashville, Tennessee 37204.

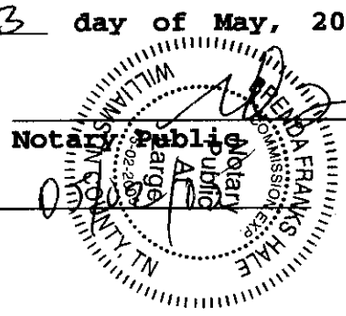
WITNESS our hands this 13th day of May, 2004 in Franklin, Tennessee.

Mary F. Sullivan by Marty M. Sullivan
Mary F. Sullivan by Marty M. Sullivan,
her Attorney-in-Fact
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2004, before me personally appeared Marty M. Sullivan, 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 Mary F. Sullivan, and who acknowledged that he executed the same as the free act and deed of said Mary F. Sullivan by virtue of the Power of Attorney, duly executed by the said Mary F. Sullivan and appearing of record in Book *_____, page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 13 day of May, 2004 in Franklin, Tennessee.



Notary Public

My Commission Expires: _____

*20040517-
0057600