Davidson County DEEDWARR
Recvd: 05/17/04 14:56 2pgs
Fees:13.00 Taxes:366.30
20040517-0057644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me this 14th day of May, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires 11/02/05

THIS INSTRUMENT WAS PREPARED BY:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua R. Baulch	GMAC Mortgage Corporation	163-5-B
(NAME)	(NAME)	(MAP)
5170 Hickory Hollow Parkway, Unit 225	100 Witmer Rd. P.O. Box 963	100.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Horsham PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason Sullivan and wife, Elizabeth Sullivan, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joshua R. Baulch, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 100 of Phase II, Mill Park (formerly Hickory Hollow Townhomes), a Horizontal Property Regime located on Hickory Hollow Parkway, in Antioch, TN, together with Easements as shown on the plat of Phase II, Mill Park (formerly Hickory Hollow Townhomes), recorded in Instrument No. 20000706-0066999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10719, page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528 and Instrument No. 20011016-0112643, and Instrument No. 20020507-0055107, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Mill Park, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 10719, page 425, as amended in Book 11167, page 757, and Instrument No. 20010712-0074528, and 20011016-0112643, and Instrument No. 20020507-0055107 and By-Laws appended thereto, recorded in Book 11167, page 759, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Jason Sullivan and wife, Elizabeth Sullivan by deed from York Construction, LLC, dated April 25, 2002, of record in Instrument No. 20020502-0054162, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5170 Hickory Hollow Parkway, Antioch, Tennessee 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 my/our hand(s) this 14th day of May, 2004.

Jason Sullivan

Elizabeth Sullivan by Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason Sullivan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of May, 2004.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jason Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Elizabeth Sullivan, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Elizabeth Sullivan, the bargainor, by the said Jason Sullivan, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 14th day of May, 2004.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.