Davidson County DEEDWARR
Recvd: 05/19/04 09:01 3pgs
Fees:18.00 Taxes:832.50
20040519-0058590

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **May, 2004, by and between Claude R. Sullivan and Anne B. Sullivan, husband and wife, hereinafter called Grantors, and Michael D. Nance and Kellie Nance, husband and wife, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Claude R. Sullivan and Anne B. Sullivan, husband and wife, as Grantors, do hereby bargain, sell, transfer and convey unto Michael D. Nance and Kellie Nance, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8456 Riley Adcock Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Claude R. Sullivan
Claude R. Sullivan
Signature of Seller

Anne B. Sullivan
Anne B. Sullivan
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Claude R. Sullivan and Anne B. Sullivan, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of May, 2004.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

Michael D. Nance and Kellie Nance, husband and wife

8456 Riley Adcock Road
Joelton, Tennessee 37080

Property Address:

8456 Riley Adcock Road
Joelton, Tennessee 37080

Person Responsible for Taxes:

Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

Map & Parcel #: MAP 4 PARCEL 135

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$225000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

04-7413

EXHIBIT 'A'

A tract of land in the 14th Civil District of Davidson County, according to a survey by John D. Sprouse, dated October 23, 1984, as follows:

BEGINNING at an iron pinbeing the northeast corner of Charles M. Johnson, et ux, appearing of record in Book 6408, page 285, said Registers Office. and being the northwest corner of this tract of land in Chester C. Whitaker southerlyline and continuing as follows: thence with the line of said Johnson S 4deg 20' 20"W 979.18 feet to an iron pin in the northerly margin of the Riley Adcock Road, said iron pin being the southwest corner of the tract of land; thence with the margin of said road S 87deg 36' 02" E 234.51 feet to an iron pin being the southeast corner of this tract of land; thence leaving said margin of road N 5deg 03' 54" E 955.39 feet to an iron pin being the northeast corner of this tract of land in said Johnson southerly line; thence with the line of said Johnson N 81deg 57' 45" W 247.00 feet to the point of beginning, containing 5.34 acres, more or less. Known as Tract 5 of Turner L. Suter property.

Being the same property conveyed to Claude R. Sullivan and Anne B. Sullivan, husband and wife by Warranty Deed from Sue G. Suter and husband, Turner L. Suter, of record in Book 6426, page 204, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 4 PARCEL 135). 2002 real property taxes are PAID in the amount of 2112.