Davidson County DEEDWARR
Recvd: 07/02/04 15:37 2pgs
Fees:13.00 Taxes:777.00
20040702-0079472

14-A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17201-2

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Margaret A. Vincent
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MARGARET A. VINCENT	**"NEW OWNER"**	**Map 141-15-0-D, Parcel 063.00co**
7512 Staffordshire Drive		
Nashville, TN 37221		

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, WE,

LESLIE M. ELKIN SULLIVAN and husband, TRENT DAVID SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET A. VINCENT, an ~~un~~married woman MAT.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of the Resubdivision of Lots 45, 46, 52, 53, and 61 through 64, Phase I, "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Book 6900, Page 352, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Leslie M. Elkin, a married woman, by Warranty Deed dated January 19, 2001, from John C. Peugeot and wife, Stephany P. Peugeot, of record in Instrument No. 20010122-0006440, Register's Office for Davidson County, Tennessee. The said Leslie M. Elkin being one and the same person as Leslie M. Elkin Sullivan. Pursuant to a Final Decree of Divorce and Marriage Dissolution Agreement, Docket Number 03D-1111, Trent David Sullivan conveyed his interest in the above described property to Leslie Marlene Elkin Sullivan, by Quitclaim Deed dated July 17, 2003, of record in Instrument No. 20030806-0111682, said Register's Office. The parties having since re-married.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, Page 900, in Book 7145, Page 954, and as amended in Book 8505, Page 598, in Book 8747, Page 97, and in Book 9313, Page 806, said Register's Office; By-Laws of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TRENT David Sullivan, spouse of the above named Leslie M. Elkin Sullivan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (_X_) Unimproved (____) property, known as: **7512 Staffordshire Drive, Nashville, TN 37221.**

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 convenant 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 **30th** day of **June, 2004.**

LESLIE M. ELKIN SULLIVAN

TRENT DAVID SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LESLIE M. ELKIN SULLIVAN and husband, TRENT DAVID SULLIVAN,** the 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 and official seal at Nashville, Tennessee, this **30th** day of **June, 2004.**

Notary Public

My Commission Expires: 4/10/05

