Bk# 27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Melissa M. Sullivan 4216 Cecil Ct. South Nashville TN 37207	New Owner	MAP and PARCEL 44-5 13

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 07/23/04 11:47 2pgs
Fees:13.00 Taxes:192.40

20040723-0088242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sallie L. Sullivan, a single person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Melissa M. Sullivan, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being the northwesterly 27.7 feet of Lot 72 and the southeasterly 44.6 feet of Lot 71 of the unrecorded map of Scenic View Subdivision, and being Lot "E" on the map of the resubdivision of Lots 67 to 74, inclusive on said plan and described according to the survey thereof made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive formerly Harvon Ave., 72.3 feet northwest from the intersection of the northerly line of a 20 feet strip dedicated for a public walkway; thence northeasterly and parallel to the line between Lots 71 and 72 and 27.7 feet southeast from same, 169.08 feet to the line of Lot 55; thence southeast from the line of Lot 55 and 54 northwesterly 73.3 feet to a point; thence southwesterly 169.66 feet to the margin of Scenic View Drive formerly Harvon Ave.; thence with the margin of same, southeasterly 72.3 feet to the point of beginning.
Being the same property conveyed to Sallie L. Sullivan, a single person, by Warranty Deed dated April 21, 1986, from John W. Jordan and wife, Faye F. Jordan, (AKA John W. Jordon) of record in Book 6844, Page 930, Register's Office for Davidson County, Tennessee.

This is property with a common address of 121 Scenic View Drive, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and restrictions and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,000.00

X Melissa M Sullivan
Affiant

Subscribed and sworn before me this 22nd day of July, 2004.

My Commission Expires: 1/28/2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **July, 2004**.

X Sallie L. Sullivan
Sallie L. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sallie L. Sullivan, a single person** , with whom I am personally acquainted, or who 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 office this **22nd** day of **July, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0407B127