RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

The actual consideration or value for this transfer is $ 185,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this 13th day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 07/26/04 13:26 2pgs
Fees:13.00 Taxes:684.50
20040726-0089074

This space for Register of Deeds

This instrument prepared by Johnny Ellis, Attorney, 306 Gay St #200 Nashville, TN 37201, (615) 256-5003 File# 0312-6

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James K. Sheridan, & Kimberly C. Sheridan 4600 Dakota Avenue Nashville, TN 37209	James K. Sheridan 4403 Scenic Drive Nashville, TN 37204	91-16 / 123.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by James K. Sheridan and wife, Kimberly C. Sheridan, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GREGORY SCOTT MULLER, Sr.**, individually and as Administrator, C.T.A. of the Estate of **DELORES JEAN COOK MULLER**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

JAMES K. SHERIDAN *and wife,* ~~**KIMBERLY**~~ **KIMBERLEY C. SHERIDAN**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 501 and the easterly 40 feet of Lot No. 503 of Block No. 24 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

Said Westerly part of Lot No. 501 and the easterly part of Lot No. 503 front together 75 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel lines with the westerly margin of 46th Avenue, North, as widened, 150 feet to an alley.

Being the same property conveyed to Delores Muller by Quitclaim Deed from Niles S. Nimmo, Trustee, of record in Book 5288, page 211, Register's Office for Davidson County, Tennessee and being the same property conveyed to Delores Jean Cook Muller by Final Decree of Divorce of record in Book 5794, page 523, said Register's Office. The said Delores Jean Cook Muller having since died, devising the subject property to Gregory Scott Muller by Will Book Image No. 5513/1287193 of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division Case #03P-1619. Said Court has authorized this sale and conveyance by Final Order entered May 11, 2004, at Minute Book 5625, page 1499483.

The above description is the same as in the previous deed of record.

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. I 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 4600 Dakota Avenue, Nashville, TN. 37206.

Witness my hand this 13 day of July, 2004.

Gregory Scott Muller, Sr., individually and
as Executor of the Estate of Delores Jean Cook Muller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Gregory Scott Muller, Sr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of July 2004.

NOTARY PUBLIC

My Commission Expires: 3·22·08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: Gregory Scott Muller &
Estate of Delores Jean Cook Muller
Gregory Scott Muller, Sr., Administrator, CTA

To: James K. Sheridan
and wife,
Kimberly C. Sheridan

Property:
4600 Dakota Avenue
Nashville, TN. 37206

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
:wp90\MullerWD