WARRANTY DEED

P-WF-04-2051

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Turner	Wells Fargo Bank NA	
2051 Nashboro Blvd	(NAME) 4456 Corporation Lane	135-12-A-24.00CO
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Virginia Beach, VA 23462	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES F. SULLIVAN, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARRIE TURNER, A SINGLE PERSON AND RICHARD E. THOMPSON, A SINGLE PERSON AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 2061 and Garage Unit No. 2061-G on the Plan of Nashboro Village Twelve (12) Condominium, of record in Book 4675, page 121, and as set out in the Master Deed of record in Book 4827, page 30, said Register's Office.

Being the same property conveyed to Charles F. Sullivan, unmarried by Deed from Jamie K. Harrison-Johnston and husband, Louie Johnston, dated August 15, 1997, of record in Book 10575, page 742, Register's Office for Davidson County, Tennessee.

Spouse of Charles F. Sullivan does not join in conveyance as subject property has never been her primary residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2051 Nashboro Blvd, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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 18th day of October, 2004.

Charles F. Sullivan

Davidson County DEEDWARR
Recvd: 10/26/04 10:38 2pgs
Fees:13.00 Taxes:362.23

20041026-0128519

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Charles F. Sullivan , 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 Brentwood, Tennessee, this 18th day of October, 2004.

My Commission Expires: 1/26/05

CHEATHAM COUNTY, TENN. CAROL T. BAKER NOTARY PUBLIC AT LARGE

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 18th day of October, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800