Realty 48A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1187 Old Hickory Blvd., Suite 100**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $86,100.00**

**Affiant**

**Subscribed and sworn to before me, this 26th day of October, 2004.**

**Notary Public**
**My commission expires:**

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES: JUNE 21, 2005

Davidson County DEEDWARR
Recvd: 10/29/04 15:19 2pgs
Fees:13.00 Taxes:318.57

20041029-0130271

**01-0410-24779**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jeffrey W. Sullivan | First Horizon Home Loan Corp. | 150-05-0 381.00 |
| 920 Lynnwood Blvd. | P.O. Box 7481 | |
| Nashville, TN 37205 | Springfield, OH 45501 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Philip Baxter, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jeffrey W. Sullivan and wife, Ashley S. Sullivan**, hereinafter called the Grantees, their successors 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. 10-B, on the Plan of Zone Lot Division of Lots 9, 10, 11, 12, 13 and 14, Cherry Hills, Section 12, of record in Plat Book 6250, Page 734, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard Philip Baxter by Quitclaim deed from J. L. Thompson, III, Trustee, dated August 27, 1994, recorded August 31, 1994, of record in Book 9451, Page 910, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3209 Luann Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of October, 2004.

Richard Philip Baxter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Philip Baxter, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of October, 2004.

ROBERT J. JAMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JUNE 21, 2005