FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/27/07~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terry Sullivan	NEW OWNER	Map 75
905 Wyntree South		Group 16-0-A
Hermitage, TN 37076		Parcel 007-CO

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

Walden Woods, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terry Sullivan and wife, Sherry Sullivan

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:

BEING Lot No. 7, on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Walden Woods, LLC, by deed from Wallace Realty Development LLC, of record in Book 11154, Page 873, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 11244, Page 105 and Book 11244, Page 120, said Register's Office.

This conveyance is subject to (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 9700, Page 909, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 909 Wyntree South, Hermitage, TN 37076

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 hand this 8th day of December, 2004.

Walden Woods, LLC

BY: David H. Parker, Chief Manager

David H. Parker, Chief Manager

Davidson County DEEDWARR
Recvd: 12/13/04 11:02 2pgs
Fees:13.00 Taxes:129.50

20041213-0147712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Parker, with whom I am personally acquainted and who upon his oath, acknowledged himself to be the Chief Manager, respectively of Walden Woods, LLC, the within named bargainer, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of David H. Parker, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2004.

My Commission Expires: ~~04/27/07~~ 7-19-08

Karen H. Suggs
Notary Public

