WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

x Lawrence E. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence E. Sullivan	Countrywide Home Loans, Inc.	Map 83-6
(NAME)	(NAME)	
205 Fall Street	P. O. Box 10212	Parcel 174
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Van Nuys, CA 91410-0202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **MARGARET G. FLOMERFELT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE E. SULLIVAN AND WIFE, CORINNE A. 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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 6 on the Map of Sneed and Hamilton's Resubdivision of Lots No. 2, 3, 7, 8, 9, 10, 11, 15, 17 and 18 in the First Subdivision of Brownsville, of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 6 fronts 50 feet on the north side of Fall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret G. Flomerfelt by deed dated September 2, 2003 from Christian Properties, Inc., of record in Instrument #20030911-0132948, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes and (b) all matters appearing on the plan of record in Book 161, page 149, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 205 Fall Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City 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 hand this 21st day of December, 2004.

Davidson County DEEDWARR
Recvd: 12/22/04 12:45 2pgs
Fees:13.00 Taxes:758.50
20041222-0152197

Margaret G. Flomerfelt

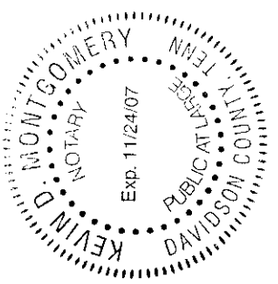
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret G. Flomerfelt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2004.

Commission expires:



Notary Public