Davidson County DEEDWARR
Recvd: 01/04/05 14:36 3 pgs
Fees:18.00 Taxes:1983.20

20050104-0001313

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible] 37075

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0411-61978

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $536,000.00

John Sullivan
Affiant

Subscribed and sworn to before me, this 28th day of December, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
John Sullivan 3817 Harding Place Nashville TN 37215	OWNER	130-07-0-140

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, Alan J. Kaufman and Donice Kaufman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Alan J. Kaufman and wife, Donice Kaufman by deed from William Andree, III, and wife, June Andree, dated 1/6/88, recorded 1/8/88, of record in Book 7445, Page 718, said Register's Office; and being further conveyed to Alan J. Kaufman and Donice Kaufman by quitclaim deed from Alan J. Kaufman and wife, Donice Kaufman of record in Book 10868, Page 392, Register's Office for Davidson County, Tennessee.

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 3817 Harding Place, Nashville, TN 37215

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 28TH day of December, 2004.

Alan J. Kaufman

Donice Kaufman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan J. Kaufman and Donice Kaufman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 28TH day of December, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

exhibit a

Tract 1: Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S.R Sanford, Jr. June 28, 1947, as follows:

Beginning on the southerly margin of Harding Place, at the northwest corner of the property conveyed to James H. Curran and wife, by deed from Oscar Godwin, of record in Book 1045, Page 247, Register's Office for said County; thence with Curran's westerly line, southwardly 334 feet to Curran's southwest corner; continuing in the same direction 218.4 feet, in all 552.4 feet to the northerly margin of a 25 foot strip; thence with said strip, North 86 degrees 05 minutes west 100.61 feet; thence northwardly 206.88 feet to an iron pin; continuing in the same direction 334 feet, in all 540.88 feet to the southerly margin of Harding Place; thence with said Place, North 87 degrees 25 minutes east 100 feet to the beginning.

Tract 2: Land in the 7th Civil District of Davidson County, Tennessee, and in the rear of Walter E. Gerick and wife, Margaret W. Gerick's land at 3817 Harding Place, and being more particularly described as follows:

Beginning at the southwest corner of the said Walter E. Gerick land; thence in a southerly direction South 2 degrees, 15 minutes east, 25 feet to a point; thence in a easterly direction South 86 degrees, 05 minutes east, 100.5 feet to a point; thence in a northerly direction North 2 degrees, 15 minutes west, 25 feet to a point coinciding with the southeast corner of the said Walter E. Gerick land; thence in a westerly direction South 87 degrees, 25 minutes west, 100 feet to the point of beginning.