(1)

Bk 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $262,500.00.* *Affiant* *Notary Public* *My commission expires:*

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2009
STATE OF TENNESSEE

Name and Address of New Owner:

William David Sullivan
150 Kenner Avenue
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 01/18/05 14:18 2 pg
Fees:13.00 Taxes:971.25
20050118-0006156

Send Tax Bills To:

CTX Mortgage Company
P.O. Box 199114
Dallas, TX 75219

Street Address of Subject Property:

150 Kenner Avenue
Nashville, TN 37205

Map and Parcel:

116-04-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS C. JONES AND WIFE, SARA JANE JONES,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **WILLIAM DAVID SULLIVAN,** an unmarried person, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 17 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, as revised and shown as Lot A on the Plan of Kenner Manor, Resub. Lot No. 17 of record in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on and 15' 9½" from the northerly margin of Kenner Avenue and extends back 196 feet on the westerly line and 192.75 feet on the easterly line to a dead line in the rear, measuring 50.08 feet thereon.

Being the same property conveyed to Thomas C. Jones and wife, Sara Jane Jones, by Deed of record in Book 7251, page 517, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2005, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Map of record in Book 421, page 100, as amended in Book 3106, page 59, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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 our hands this 14th day of January, 2005.

Thomas C Jones

THOMAS C. JONES

Sara Jane Jones

SARA JANE JONES

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 **THOMAS C. JONES AND WIFE, SARA JANE JONES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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