THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ***$ -0-***

James C Dale III
Affiant

Subscribed and sworn to before me this 5th day of January, 2005.

Anita J. Settle
Notary Public

My commission expires: 5/14/08

Davidson County DEEDWARR
Recvd: 01/19/05 07:58 2 pgs
Fees:12.00 Taxes:0.00
20050119-0006425

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
William Neal Sullivan, Trustee	Same	**Map 148-1**
214 Wallace Road		**Parcel 229**
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Neal Sullivan,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Sullivan Trust dated January 5, 2005,** a Tennessee revocable living trust, **William Neal Sullivan, Trustee,** hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 3, on the plan of Boone Heights Subdivision, of record in Plat Book 6250, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Neal Sullivan by deed from Clara S. Rainey, unmarried, of record in Book 9860, Page 847, Register's Office for said County.

This conveyance is subject to all encumbrances, restrictions and easements of record.

This is improved property known as 212 A&B Wallace Road, Nashville, Tennessee 37211.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of Jan., 2005.

William Neal Sullivan

William Neal Sullivan
(One and the same person as Neal Sullivan)
"Grantor"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public in and for said County and State, the within named **William Neal Sullivan**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 5th day of Jan., 2005.

James C. Dale

Notary Public

My commission expires: 3/25/06