WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$55,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2005.

Notary Public

My commission expires: 07/06/08

(AFFIX SEAL)

DENISE T TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Horace Sullivan	**SAME**	**105-03-156.00 and 158.00**
1209 and 1211 Martin St.		
Nashville, TN 37203		

Davidson County DEEDWARR
Recvd: 05/06/05 14:38 2 pgs
Fees:13.00 Taxes:203.50
20050506-0051513

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David Thomas Burnette and Stephan Roger Stephens , as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Horace 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:

Tract 1- Being land in Nashville, Davidson County, Tennessee, being 1209 Martin Street, being Lot No. 98 on the Plan of Humphreys, Houston and Martins Addition to South Nashville, as of record in Plan Book 1, page 35, Chancery Court of Nashville, Tennessee and in Book 36, page 117, Register's Office of Davidson County, Tennessee

Tract 2-Land in Nashville, Davidson County, Tennessee, being 12091/2 -1211 Martin Street being Lot No. 97 on the Plan of Humphreys, Houston and Martin Addition to South Nashville of record in Plan Book 1, page 35, Chancery Court of Nashville, Tennessee.

Subject to the Plan of record in Book 36, page 117 and in Book 1, page 35, Register's Office for said County.

Subject to Overhead Line-Easement in Instrument # 200503080025616, Register's Office for said County.

Being the same property conveyed to David Thomas Burnette and Stephan Roger Stephens as joint tenants by deed from Horace Sullivan, Inc. dated 10/27/00 and recorded 10/27/00 in Instrument # 20001027-0106511, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (__x__) property, known as **1209 and 1211 Martin St., Nashville, TN 37203**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **4th** day of **May, 2005.**

David Thomas Burnette

Stephan Roger Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **David Thomas Burnett and Stephan Roger Stephens,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of **May, 2005.**

_____

Notary Public

My Commission Expires:_____

