WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2005

Lynda L. King
Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodger L. Sullivan (NAME)	Bank of America (NAME)	MAP 142-01-0-A-
8207 Sawyer Brown Road, #J-4 (ADDRESS)	9000 Southside Boulevard (ADDRESS)	060.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, WE, Sue Hamilton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodger L. Sullivan and wife, Gwendolyn F. 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:

A certain condominium apartment in Davidson County, Tennessee, being No. J-4, on the Plan of River Plantation Condominium Apartments, Section I, together with the carport designated J-4-C on the Plan of Section 1, of record in Book 4460, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rodger L. Sullivan and wife, Gwendolyn F. Sullivan, by deed from Sue Hamilton, as shown of record in Instrument #_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4562, page 474, and Book 4562, page 490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 09/07/05 10:39 2 pgs
Fees:13.00 Taxes:495.80

20050907-0107293

unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Road, #J-4, Nashville, TN 37221
(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 31st day of August, 2005

Sue Hamilton

BY: Stephen Ellis Hamilton
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen Ellis Hamilton, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Sue Hamilton, and who acknowledged that he executed the same as the free act and deed of the said Sue Hamilton, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Sue Hamilton, and appearing of record as Instrument #_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Murfreesboro, Tennessee, on this 31st day of August, 2005.

My Commission Expires: 5/21/07 Lynda L. King

Notary Public

