Davidson County DEEDWARR
Recvd: 02/21/06 13:41 2 pgs
Fees:13.00 Taxes:592.00

20060221-0020130

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $160,000.00.

Subsribed and sworn before me this the 16th day of February, 2006.

Affiant

Notary Public

My Commission Expires January 23, 2010
STATE OF TENNESSEE NOTARY PUBLIC
Margaret R. Means

(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600028
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Return To:

Address of new owner:
Robert C. Sullivan and wife, Pamela Sullivan
6815 Burkitt Road
Antioch, TN 37013

Send tax bills to:
First Horizon Home Loans d/b/a
103 Continental Place, Suite 30
Brentwood, TN 37027

Map 187 Parcel PART OF 136

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bobby Joe Hall and wife, Pamela Denise Poteat

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Robert C. Sullivan and wife, Pamela Sullivan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 2 on the Final Plat Bobby Hall's Resubdivision of Burkitt Road Subdivision, as shown on Plat of record in Instrument Number 200511160138411, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Bobby Joe Hall and wife, Pamela Denise Poteat by Warranty Deed dated September 6, 1991 and of record in Book 8438, page 31, Register's Office for Davidson C ounty, Tennessee and by Warranty Deed dated May 24, 1994 and of record in Book 9411, page 783, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6815 Burkitt Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of February, 2006.

Bobby Joe Hall

Pamela Denise Poteat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Bobby Joe Hall and wife, Pamela Denise Poteat, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 02/16/06.

My commission expires:

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010