Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/17/06 14:05 2 pgs
Fees:13.00 Taxes:1000.85

20060317-0031169

39-B
File #06-1079

3 & 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Evelyn Worrall Sullivan, Patricia Lambert Sullivan, John Douglas Sullivan, Michael Gene Sullivan , and Ronald Lee Sullivan , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Suzanne Frisina, and spouse James Frisina, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 444 on the map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

Being the same property conveyed to Fred Douglas Sullivan and wife Evelyn Worrall Sullivan by deed of record in Book 3824, page 955, RODC. Said Fred Douglas Sullivan is deceased. Said Evelyn Worrell Sullivan conveyed the property to Jerry Wayne Sullivan, John Douglas Sullivan, Michael Gene Sullivan, and Ronald Lee Sullivan by Quitclaim Deed of record in Book 11130, page 222, RODC. Evelyn Worrall Sullivan retained a life estate in the subject property in the above referenced Quitclaim Deed, and she joins in the execution of this instrument to convey any and all interest, including said life estate, that she has in the property to the Grantee herein. The said Jerry Wayne Sullivan is deceased, and his interest in the subject property was devised to his spouse, Patricia Lambert Sullivan, by his Last Will and Testament that has been probated with the Probate Court of Aiken County, South Carolina, case number 2004ES02-0923, a certified copy of said Last Will and Testament is recorded herewith Will 20060317-0031168

The property conveyed herein is subject to matters shown on the recorded plan, to applicable easements and restrictions of record, Agreement for Dedication of Easement of record in Book 5149, page 186, RODC, Agreement for Dedication of Easement of record in Book 5346, page 706, RODC, and Property Taxes for the current year which have been prorated between the parties.

This is improved property, known as: 3619 Meadowbrook Avenue, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7 day of March, 2006

x Evelyn W. Sullivan
Evelyn Worrall Sullivan

x Patricia Lambert Sullivan
Patricia Lambert Sullivan

By: x Michael Gene Sullivan
Michael Gene Sullivan, Attorney in Fact

x John Douglas Sullivan
John Douglas Sullivan

x Ronald Lee Sullivan
Ronald Lee Sullivan

x Michael Gene Sullivan
Michael Gene Sullivan

State of Tennessee)
County of Davidson)

On this 7 day of March, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Evelyn Worrall Sullivan, John Douglas Sullivan, Michael Gene Sullivan, and Ronald Lee Sullivan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

On this 7 day of March, 2006, before me personally appeared Michael Gene Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Lambert Sullivan acknowledged that such person executed the same as the free act and deed of Patricia Lambert Sullivan.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 270,500.00.

Affiant

Sworn and subscribed before me on this the 7th day of March, 2006.

Notary Public

My Commission Expires: 9-25-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Suzanne Frisina et vir	SAME	104-5-273
1806 Beechwood Ave		
~~3619 Meadowbrook Avenue~~		
Nashville, TN ~~37205~~ 37212		