WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
G-VRE-06-4217 3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Sullivan	Countrywide (NAME)	
4217 New Hope Meadow Road (ADDRESS)	P.O. Box 961206, PTWX-22 (ADDRESS)	87-2-73
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Fort Worth, TX 76161 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOANNE M. DUKE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN SULLIVAN AND LAURA DEER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 143 ON THE PLAN OF NEW HOPE MEADOWS, PHASE I, FIRST REVISION, OF RECORD IN PLAT BOOK 6900, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOANNE M. DUKE, UNMARRIED BY WARRANTY DEED FROM JOHN E. BIERBAUM AND WIFE, KATHLEEN E. BIERBAUM, RECORDED ON THE 23RD DAY OF JANUARY, 1995 IN DEED BOOK 9575, PAGE 993, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6900, page 653; Book 7557, page 377; Book 7567, page 103; Book 7934, page 796; Book 7567, page 106; and Book 7523, page 935, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4217 New Hope Meadow Road, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of July, 2006.

Joanne M. Duke
Joanne M. Duke

Davidson County DEEDWARR
Recvd: 07/19/06 12:18 2 pgs
Fees:13.00 Taxes:740.00

20060719-0087062

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joanne M. Duke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903