Davidson County DEEDWARR
Recvd: 07/03/07 08:03 4 pgs
Fees:23.00 Taxes:240.50

20070703-0079097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JUNE, 2007.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 23 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Ferrante	**Ken Ferrante**	**101-000-103.00**
(NAME)	(NAME)	
0 River Road	**P.O. Box 2297**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Antioch, CA 94531**	
(CITY) (STATE) (ZIP)	(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, **Morris Sullivan, Michael Sullivan, Thomas Sullivan, and Charles Ed Sullivan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ken Ferrante**, 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:

Legal Description is Exhibit "A" attached hereto and made a part thereof.

unimproved ☒
This is improved ☐ property, known as **0 River Road, Nashville, TN 37209**
(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.

M.S. M.S. C.S. T.L.S.

Witness my hand this **28th day of June, 2007**.

Morris Sullivan

Thomas Sullivan

Michael Sullivan

Charles Ed Sullivan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Morris Sullivan** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of June, 2007**.

Commission expires: **May 23, 2009**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Michael Sullivan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of June, 2007**.

Commission expires: **May 23, 2009**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Thomas Sullivan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of June, 2007**.

Commission expires: **May 23, 2009**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Charles Ed Sullivan,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of June, 2007**.

Commission expires: **May 23, 2009**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

M.S

Exhibit "A"

TRACT I.

LAND in the 8th Civil District of Davidson County, Tennessee, on Gower School Road near New River Road, as surveyed by Si H. Hutchison, in December 1951.

BEGINNING at the northeast corner of the Gower School House one acre lot, now owned by J.T. Edwards; thence south 80 degrees 15 feet east 2 poles more or less to center of Gower School Road; thence with center of Gower School Road; thence with center of said road and the following bearing: north 25 degrees east 18 poles; north 29 degrees east 10 poles; north 38 degrees east 10 poles; north 47 degrees east 20 poles; thence bearing said road going north 40 degrees 30 feet west 34 ¼ poles to Will Young's line at a hackberry with 2 small elm pointers; thence with Young's line south 48 degrees 31 feet west 19 poles more or less to a cedar tree near an elm, Will Young's corner; thence north 23 degrees west with Young's line 39.57 poles to a stake in the north line of O.E. Jordan's land; thence south 69 ½ west 14 poles to a stake; thence s 51 degrees west 38 poles to an ash and elm; thence south 86 degrees west 17 ¼ poles to an elm; thence north 68 degrees 15 feet west 14.2 poles to an elm; thence south 35 degrees 15 feet west 78 poles to a stone in a hollow; thence south 87 degrees east 108.2 poles to a pile of stones; thence 52 degrees 30 feet west 5 poles to a stake with a beech pointer; same being the northwest corner of a lot conveyed to Oscar Edward Jordan; thence with the north line of same south 74 degrees east 9 ½ poles to the south west corner of a one acre tract that was conveyed to in Book 405, Page 55, in the Register's Office for Davidson County, Tennessee; thence with the west line of same north 90 degrees 15 feet east 11 poles more or less to the northwest corner of said lot; thence south 80 degrees 35 feet east with said lot 15 poles to the point of beginning.

TRACT II.

LAND in the 8th Civil District of Davidson County, Tennessee on New River Road, as surveyed by Si H. Hutchison, December 13, 1951; Beginning in the center of New River Road at the corner of Charlie Langley's at a drain; thence with the center of said road and following bearings; south 14 degrees west 32 poles; south 10 degrees west 8 poles; south 2 degrees west 8 poles; south 2 degrees east 8 poles; south 6 degrees east 8 poles; south 15 degrees east 8 poles; south 17 degrees east 8 poles; south 21 degrees east 9 poles to T.G. Green's corner; thence north about 32 degrees west 32 poles more or less with his line to Dugger's line, post oak and hickory pointers; thence with Dugger's line west 5 ¾ west 56 ½ poles more or less to Langley's corner in Dugger's line; thence north about 65 degrees west with Langley's line 9 poles more or less to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING PRIOR CONVEYANCES:

Conveyance to M.D. Holmes and wife Sophronia Holmes, of record in Book 2093, Page 117, Register's Office for Davidson County, Tennessee, containing 1.9 acres more or less.

Conveyance to Thomas R. Carlton and wife Elanor H. Carlton of record in Book 2134, Page 310, Register's Office for Davidson County, Tennessee containing 54 acres more or less.

Conveyance to M. D. Holmes of record in Book 2244, Page 111, Register's Office for Davidson County, Tennessee containing 3.5 acres more or less.

Conveyance to Morris E. Russell and wife Audrey June Russell and Richard H. Miller and wife Eula Mai Miller of record in Book 4052, Page 587, Register's Office for Davidson County, Tennessee conveying 1.54 acres more or less.

THE remaining property is known as the same property shown on Map 101 Parcel 103.00 Davidson County Assessors Office and Being the same as shown on the attached Exhibit "1".

BEING part of the same property conveyed to Charles Sullivan by Deed dated January 29, 1952, from Frank Sullivan and wife Martha Sullivan and Josephine Sullivan McGill and husband Fred McGill, Jr., of record in Book 2035, Page 367, Register's Office for Davidson County, Tennessee. The said Charles Sullivan died in testate in July 1984 survived by his wife Morris Sullivan and children Michael Sullivan, Thomas Sullivan and Charles Ed Sullivan being all of the heirs of Charles Sullivan.

MS M T.L.S.

OVERALL CREEK
101-00-0-109.00
101-00-0-172.00
101-00-0-124.00
101-00-0-162.00
101-00-0-104.00
157.5
329.26
824.46
3.04 Ac.
101-00-0-171.00
101-00-0-095.00
101-00-0-167.00
189.07
T.L.S.
M.S.

EXHIBIT "1"