Davidson County DEEDWARR
Recvd: 09/26/07 11:59 2 pgs
Fees:13.00 Taxes:55.50

20070926-0114750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$15,000.00** (Fifteen Thousand).

William A. Sullivan
AFFIANT

Subscribed to and sworn before me this 24th day of September, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William A. Sullivan 12360 OLD HICKORY BLVD. ANTIOCH, TN 37013-1619	SAME AS NEW OWNER	164-00-0-147.00

WARRANTY DEED

FOR AND IN 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, I/WE, **THE MARY LOU DEWS REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM A. SULLIVAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, in the 2nd Civil District of Davidson County, described according to a survey by William Lamb, Engineer and Surveyor, dated October 1960, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the SW corner of property conveyed to E.H. Hackney and wife, by J.E. Hill and said deed being of record in Book 3106, page 357, Register's Office for Davidson County, Tennessee; thence with Hackney's westerly line and continuing with the westerly line of property conveyed to Azelle Hill in Book 615, page 134, Register's Office for Davidson County, Tennessee; North 6 degrees E 626 feet to a point; thence S 67 degrees W 139 feet to a point; thence S 6 degrees West 626 feet to a point in the northerly margin of Old Hickory Boulevard; thence along said northerly margin of Old Hickory Boulevard N 67 degrees E 139 feet, more or less to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Mary Lou Dews, Trustee U/A/D Mar. 19, 2002 of the Mary Lou Dews Revocable Living Trust Agreementi in Instrument 20020402-0039682 recorded 4/2/2002, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as: **0 OLD HICKORY BLVD** **ANTIOCH,TN37013**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 24th day of September, 2007

The Mary Lou Dews Revocable Living Trust

BY: Sandra Sneed Brauch Trustee
Sandra Sneed Brauch, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra Sneed Brauch** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Trustee of **The Mary Lou Dews Revocable Living Trust**, the within named bargainor, a Trust, and that as such Trustee being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said as such Trustee.

Witness my hand and official seal on this the 24th day of September, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011