03

Realty Title Box 48

Notary Seal present,
but could not be reproduced.

Bill Garrett

Prepared by: Bill Garrett
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/17/07 16:02 2 pgs
Fees:13.00 Taxes:325.60
20071017-0123405

Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2007.

Notary Public
My commission expires: 7/24/2010

03-0710-35020

Address of New Owner:	Send Tax Bills to:	Tax Information
Hazel Sullivan	NEW OWNER	92-06-0-702
2517 Herman Street		
Nashville TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S.S. Fouche, as Trustee of the Herman Family Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hazel Sullivan, hereinafter called the Grantees, their successors 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, being Lot No. 20, on the Map of Faulconer and Ashcroft's Subdivision of Lots Nos. 18 and 19, Boyd McNairy Tract, of record in Book 57, Page 121, Register's Office for said County, to which map reference is hereby made for a more complete description.

Being the same property conveyed to S.S. Fouche, as Trustee of the Herman Family Trust by deed from Accredited Home Lenders, Inc. dated 02/28/2007, recorded 03/12/2007 in Instrument No. 20070312-0029802 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2517 Herman Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12th day of October, 2007.

S. S. Fouche, Trustee
S. S. Fouche, as Trustee of the Herman Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, S. S. Fouche, as Trustee of the Herman Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 12th day of October, 2007.

Diane K. Mann
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 2-22-09