Davidson County DEEDWARR
Recvd: 02/21/08 11:13 2 pgs
Fees:13.00 Taxes:536.50

20080221-0017036

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-12-11
(AFFIX SEAL)

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

P-CITY-07-01

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mullins	Taylor Bean & Whitaker (NAME)	
107 Radnor Street (ADDRESS)	P.O. Box 62804 (ADDRESS)	
Antioch, TN 37211 (CITY) (STATE) (ZIP)	Orlando FL 32862 (CITY) (STATE) (ZIP)	11914031400 ~ 119140 35700

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 CLARA JUNE TIMMONS AND WILLIAM SULLIVAN AND ROBERT EDWARD SULLIVAN AND VELMA JANETTE CROSSNO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MULLINS AND CHERYL A. LITCHFORD, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit;

TRACT 1:

Being the east 100 feet of Lot "C" on the Plan of William Lee Subdivision of the Roth Property, of record in Plat Book 1130, Page 67, Register's Office for said County.

Said part of said lot fronts 100 feet on the south side of East Radnor Avenue extended and runs back between lines 180.2 feet on the east line and 178.6 feet on the west line to a dead line in the rear on which it measures 100 feet.

TRACT 2:

Beginning at a point in the south margin of Radnor Street, said point being in the northeasterly most corner of Lot 3 of the William Lee Subdivision, a plat which is of record in book 1130, page 67, Register's Office Davidson County, Tennessee; thence S 1 degree 54 minutes West 178 feet to a point; thence S 85 degrees 24 minutes East 7.64 feet to a point; thence North 1 degree 05 minutes East 178.30 feet to the point of beginning.

Being the same property conveyed to Edward R. Sullivan and wife, Dorothy Rea Sullivan by deed from Boone Sullivan and wife, Velma Williams Sullivan of record in Book 2596, Page 229 on 10/02/1956 and filed for record on 10/03/1956, Register's Office for said County and also by Warranty Deed dated August 24, 1973 and recorded September 11, 1973 in book 4745, page 27, Registers's Office for Davidson County, Tennessee. Edward R. Sullivan having died on October 30, 1975. Dorothy Rea Sullivan a/k/a Dorothy Rea Woodroof having died on April 19, 2007.
Above property vested in Clara June Timmons, William Sullivan, Robert Edward Sullivan and Velma Jennet Crossno, equally by Last Will and Testament of Dorothy Rea Woodruff. Notice to creditors published on June 28, 2007 and July 5, 2007.

unimproved ( )
This is improved (X) property, known as 107 RADNOR STREET, NASHVILLE, Tennessee 37211-2505
(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 15th day of February, 2008.

Clara June Timmons

William Sullivan

Robert Edward Sullivan

Velma ~~Jennet~~ Crossno
JANETTE

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of February, 2008, before me personally appeared Clara June Timmons and William Sullivan and Robert Edward Sullivan and Velma ~~Jennet~~ Crossno to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

* JANETTE

Witness my hand and official seal, this the 15th day of February, 2008.

Notary Public

My Commission Expires: 3-20-10

(SEAL)

CAROL A. CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959