Return To:
First Title, LLC
3237 Satellite Blvd.
Bldg. 300, Ste 450
Duluth, GA 30096

836820

Please Send Tax Notice to: owner
Steven R. Sullivan
6115 Neighborly Ave
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 09/19/08 08:46 2 pgs
Fees:13.00 Taxes:275.69

20080919-0095507

Tax Parcel Identification Number: 103-01-61.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 8th day of September, 2008, by and between Mark Steven Musgrove, a married man, whose address is 4215 Brush Hill Rd., Nashville, TN 37216 and Steven R. Sullivan, a single man, whose address is 6115 Neighborly Ave, Nashville, TN 37209 as party or parties of the first part, hereinafter called **GRANTOR**, and Steven R. Sullivan, a single man, as party or parties of the second part, hereinafter called **GRANTEE**, whose address is 6115 Neighborly Ave, Nashville, TN 37209, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Mark Steven Musgrove and Steven R. Sullivan, Grantors for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

Land In Davidson County, Tennessee, Being Lot No. 15 On The Cowden Subdivision No. 3, Described As Follows:

Beginning On A Stake In The South Boundary Line Of John V. St. 300 Feet West Of Cowden Avenue, The N.W. Corner Of The Bedford, Or Lot No. 14 And Running S. 39 Deg. W. 100 Feet To A Stake; Thence N. 30 Deg. E. 100 Feet To A Stake; Thence N. 26 Deg. W. 253.8 Feet To The Beginning.

BEING THE PROPERTY CONVEYED IN Quit Claim Deed from Amanda J. McClendon, Trustee to Mark Steven Musgrove and Steven R. Sullivan, dated 07/17/1992, recorded 07/17/1992, in Deed Book 8674, Page 185, in the Register's Office for Davidson County, Tennessee.

Being property known as 6115 Neighborly Ave, Nashville, TN 37209, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Mark Steven Musgrove states this is not his homestead property.

Mark Steven Musgrove

Steven R. Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Steven R. Sullivan with whom I am personally acquainted and who acknowledged that (s)he executed the within instrument as free act and deed and for the purposes therein contained.

Witness my hand, at office, this 8th day of September 2008

Maureen H. Poole
Notary Public
My commission expires: 3-14-2012

Maureen H. Poole

MAUREEN H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Prepared by:
Mary Arnold
First Title, LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 74,510.00.

AFFIANT Rick McGuire

Subscribed and sworn to before me on

This 8th day of September, 20 08.

NOTARY PUBLIC

My commission expires:

TERRIE L. WILLIAMS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES APR. 3, 2011