BILL GARRETT, Davidson County
Trans:T20090021159 DEEDWARR
Recvd: 03/31/09 15:22 3 pgs
Fees:17.00 Taxes:0.00
20090331-0028982

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 7368706 djl

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Ann G. Sullivan 4341 Chickering Lane Nashville, Tennessee 37215	Same	Parcel ID: 14413000800

WHEREAS, I, A. Noel Sullivan, Jr., am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Ann G. Sullivan;

WHEREAS, I now desire to convey to my spouse, Ann G. Sullivan, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, A. Noel Sullivan, Jr., (the "Grantor") do hereby convey unto my spouse, Ann G. Sullivan, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 4341 Chirckering Lane, Nashville, Tennessee.

Said property is conveyed subject to restrictions of record in Book 2810, page 5, and Book 3096, page 210, RODC and a 10 foot easement for public utility purposes along the rear line of the property conveyed hereunder and a 2.5 X 3 foot utility anchor easement located on the front corners of the property conveyed hereunder as depicted on the owner's certificate on the recorded plan of record in Book 2263, pages 86 and 87, RODC.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24 day of MARCH, 2009.

A. Noel Sullivan, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. Noel Sullivan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 2009.

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Chickering Estates, Section 1, as of record in book 2663, pages 86 and 87, Register's Office for said County.

Said Lot No. 30 fronts 215 feet on the westerly side of Chickering lane and extends back 539.5 feet on the northerly line and 617.7 feet on the southerly line to a dead line, measuring 344.0 feet thereon.

Being the same property conveyed to A. Noel Sullivan, Jr. and Ann G. Sullivan, by deed of record in Book 5467, page 626, Register's Office of Davidson County, Tennessee.

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