03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2009.

Notary Public
My commission expires: 11-21-2010

04-0904-53457

Address of New Owner:	Send Tax Bills to:	Tax Information
Lowell R. Fletcher	Bank of America, N.A.	147-08-0 105.00
4848 Torbay Drive	801 Crescent Center Drive, #510	
Nashville TN 37211	Franklin, TN 37067	

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, Emmett R. Sullivan and wife, Sandra B. Sullivan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lowell R. Fletcher and Kirsten L. Colby,

as tenants in common with right of survivorship, 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. 30 on the Plan of Cathey Heights, of record in Book 2854, Page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmett R. Sullivan and wife, Sandra B. Sullivan by deed from Robert D. Martin and wife, Judy Faye Martin, dated April 12, 1991, recorded April 18, 1991, of record in Book 8332, Page 571, 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 4848 Torbay Drive, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20090036391 DEEDWARR
Recvd: 06/02/09 14:46 2 pgs
Fees:13.00 Taxes:814.00
20090602-0050803

WITNESS my hand this 21st day of May, 2009.

Emmett R. Sullivan

Sandra B. Sullivan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emmett R. Sullivan and Sandra B. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 21st day of May, 2009.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/21/10