This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#8946

ADDRESS NEW OWNER:
Joseph Allen Sullivan
7730 Saundersville Road
Mt. Juliet, TN 37122

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans: T20090036996 DEEDWARR
Recvd: 06/04/09 08:19 3 pgs
Fees: 18.00 Taxes: 185.00
20090604-0051535

SEND TAX BILL TO:
Owner

MAP **83-01**
GROUP
PARCEL **341**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank M. Donnell, Jr. and Michael Donnell** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Joseph Allen Sullivan**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lots 36 and 37 in Sharpe and Horn's Subdivision of Elwood Place, as of record in Book 332, page 18, Register's Office for said County, described according to a survey made April 26, 1960 by T. R. Sanford, Surveyors, as follows:

BEGINNING at a point, the northeast corner of 14th Street with the intersection of the north line of an alley, the first south of Greenwood Avenue, being the southwest corner of Lot No. 37, said alley having been re-established by Bill No. 729 in the City Council of the City of Nashville; thence along said alley as now established in an easterly direction, 55 ft. to a point; thence continuing with the new north line of said alley, in an easterly direction 76 ft. to a point where it joins the old location of said alley; thence easterly along said alley 17-1/2 ft. to a point which is 10 ft. west of the corner of Lots Nos. 36 and 35 on said plan; thence northwardly 30 ft. to a pointa point in a fence; thence westwardly along a fence 135 ft. to a point in the easterly margin of 14th Street; thence with the easterly margin of said Street, southwardly 40 ft., more or less to the beginning.

Being the same property conveyed to Frank M. Donnell and wife, Mary L. Donnell by deed from Naomi Young Smith and husband, LeRoy Smith dated April 28, 1960 and of record in Book 3068, page 585, Register's Office for Davidson County, Tennessee. Mary L. Donnell's interest in the property was divested out of her and vested in Frank M. Donnell by Final Decree entered September 18, 1979 and of record in Book 5524, page 484, RODCT. Mary L. Donnell and Mary Louise Trammel Donnell are one and the same person. Frank M. Donnell, Frank Morris Donnell and Frank M. Donnell, Sr. are one and the same person. Frank M. Donnell died intestate on May 13, 2008. Frank M. Donnell, Jr. and Michael Donnell are his heirs at law. For further reference, see the court file of *In Re: Frank M. Donnell, Sr., Deceased,* Case No. 08P-1465, Office of the Clerk of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Instrument # 20090604 0051534, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1200 North 14TH Street, Nashville, Tennessee 37206. Possession is to be given on June 2nd, 2009.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of June, 2009.

Frank M Donnell Jr.
Frank M. Donnell, Jr., by James K. Waller, as attorney-in-fact

Michael Donnell
Michael Donnell

STATE OF TENNESSEE
COUNTY OF WILSON

On this 2nd day of June, 2009, before me personally appeared **James K. Waller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Frank M. Donnell, Jr.**, as his attorney in fact, pursuant to the power of attorney recorded in Record Book *, page ____, Register's Office for Wilson County, Tennessee, and acknowledged that he executed the same as the free act and deed of **Frank M. Donnell, Jr.**, as his attorney in fact.

* Instrument #200906040051534

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.25.12

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Donnell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of June, 2009.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.25.12

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$50,000.00**.

AFFIANT

Subscribed and sworn to before me on this 2nd day of June, 2009.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.25.12

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, James K. Waller, who made oath as follows:

1. That by appointments dated May 29 2009, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, he was appointed as attorney in fact for Frank M. Donnell, Jr. ("Principal") for the purposes set out therein.

2. That the said Principal(s) is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 2d day of ~~May~~ June 2009. JKW

James K. Waller
Affiant

STATE OF TENNESSEE]
]ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named James K. Waller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2d day of ~~May~~ June 2009.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE