STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $35,000.00.

Clarence Eugene Adams
AFFIANT

Sworn to and subscribed before me this 20th day of November, 2009.

Rita B. Mitchell
NOTARY PUBLIC My commission expires: 7-24-11

Map & Parcel No.10802002400

Address of New Owner:
Clarence Eugene Adams
948 Colfax Drive
Nashville, TN 37214
Send Tax Notices To:
Same.

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, NICHOLAS M. SULLIVAN, ELIZABETH ANN SULLIVAN and VICTORIA LYNN ANDERSON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto CLARENCE EUGENE ADAMS, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This is improved property, known as 944 Colfax Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 2331, page 63, in the Register's Office for Davidson County, Tennessee; to easements of record at Book 5580, page 46, in said register's office; and to the 2010 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said NICHOLAS M. SULLIVAN, ELIZABETH ANN SULLIVAN and VICTORIA LYNN ANDERSON have hereunto set their signature, this 20th day of November, 2009.

Nicholas M. Sullivan
NICHOLAS M. SULLIVAN

Elizabeth Ann Sullivan
ELIZABETH ANN SULLIVAN

Victoria Lynn Anderson
VICTORIA LYNN ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NICHOLAS M. SULLIVAN, ELIZABETH ANN SULLIVAN and VICTORIA LYNN ANDERSON, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of November, 2009.

Rita B. Mitchell
NOTARY PUBLIC

My commission expires: 7-24-11

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

BILL GARRETT, Davidson County
Trans:T20090079338 DEEDWARR
Recvd: 11/23/09 09:37 2 pgs
Fees:13.00 Taxes:129.50

20091123-0107241

Exhibit "A": Legal Description.
Nicholas M. Sullivan, Elizabeth Ann Sullivan and Victoria Lynn Anderson.

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

Being Lot No. 62 on the Plan of Happy Acres Subdivision, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip B. Sullivan and wife, Edith Sullivan, by Warranty Deed from William L. Mosier, Jr. and wife, Amy C, Mosier, dated July 27, 1978 and recorded July 31, 1878 at Book 5318, page 245, in the Register's Office for Davidson County, Tennessee.

Phillip B. Sullivan died on September 9, 2008, leaving Edith Sullivan as surviving tenant by the entirety. Edith Sullivan died testate on January 26, 2009, and her Last Will and Testament was probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09P-264. The sole beneficiaries and heirs at law of the Estate of Edith Sullivan were her three surviving (3) children, Nicholas M. Sullivan, Elizabeth Ann Sullivan and Victoria Lynn Anderson.