This Instrument prepared by:
William J. Faimon, Atty. 200
Court Square Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4225 PAGE 12

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Donnelly, et ux	Charles L. Donnelly, et ux	Map 129-11
(NAME:)	(NAME:)	Par. 36
78 Vaughns Gap Road	78 Vaughns Gap Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Thousand, Six Hundred, Twenty-four and 60/100----------($6,624.60)---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, together with the assumption of a Deed of Trust executed by James Paul O'Brien and wife, Patricia B. O'Brien to Raymond L. Davis, Jr., Trustee, dated December 18, 1963, and recorded in Book 3689, page 551, Register's Office for Davidson County, Tennessee

We, James Paul O'Brien and wife, Patricia B. O'Brien *have bargained and sold, and by these presents do transfer and convey unto the said* Charles L. Donnelly and wife, Dorothy P. Donnelly their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 161 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, Register's Office for said County.

Said lot No. 161 fronts 100 feet on the east side of Vaughns Gap Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Paul O'Brien and wife, Patricia B. O'Brien by deed from Murphree Realty Company of record in Book 3672, Page 460, R.O.D.C.

This conveyance is made subject to the restrictions recorded in Book 3466, Page 89 originally made applicable to Triangle Ranch Land, Section I, but subsequently made applicable to Section I, Warner Park Valley of record in Book 3577, Page 511, which instrument also amends paragraph 15, Section B, of the said restrictions and to the easements and limitations shown on the Map of record in Book 3600, Pages 12, 13, and 14, R.O.D.C.

This is unimproved ( ) improved ( ) property, known as 78 (House Number) Vaughns Gap Road (Street) Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Donnelly and wife, Dorothy P. Donnelly their *heirs and assigns, forever.*

And we *do covenant with the said* Charles L. Donnelly and wife, Dorothy P. Donnelly *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.*

And we, James Paul O'Brien and wife, Patricia B. O'Brien *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles L. Donnelly and wife, Dorothy P. Donnelly, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* March, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Paul O'Brien

Patricia B. O'Brien

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, James Paul O'Brien and wife, Patricia B. O'Brien

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of March, 1968

June Armstrong Notary Public

Commission expired Oct. 28, 1968

STATE TAX $ 67.60
PROBATE .50
TOTAL $ 68.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

APR 4 1968

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared FELIX Z. WILSON, II COUNTY REGISTER DAVIDSON COUNTY, TENN. with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

_____

Sworn to and Subscribed before me

this _____ day of _____, 1968.

_____
NOTARY PUBLIC

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

William J. Farmer, Atty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April 1968

L. Gentry
Deputy Register

WARRANTY DEED

FROM
JAMES PAUL O'BRIEN, ET UX
TO
CHARLES L. DONNELLY, ET UX

11663

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 4 2 35 PM '68

NOTE ... 118 PAGE 533
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE