BOOK 4878 PAGE 108

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Pauline O'Brien (NAME)	Mrs. Pauline O'Brien (NAME)	Map 135-1
305 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	Couchville Pike, Rt #1 (STREET ADDRESS)	Pcl. 75
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37214 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3682, page 269, Register's Office for Davidson County, Tennessee.

We, Morgan G. Woelk and wife, Frances M. Woelk have this day bargained and sold, and do hereby transfer and convey unto the said Pauline O'Brien, a widow her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 110 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts on the northerly margin of Ladybird Drive and extends back 215.70 feet on the easterly side and 205.05 feet on the westerly side to a line in the rear measuring 49.85 feet thereon.

Being the same property conveyed to Morgan G. Woelk and wife, Frances M. Woelk by deed from Robert W. Nichols and wife, Jeanette S. Nichols of record in Book 4432, page 193, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared
By Robert L. Taylor, Attorney at Law
Mail 301 Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $27,432.28

Subscribed and sworn to before me, this the 27 day of December 1974

Affiant

My commission expires: 2-1-75 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Pauline O'Brien, her heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Pauline O'Brien, her heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27 day of December, 1974 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Morgan G. Woelk

Frances M. Woelk

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Taylor, a Notary Public in and for said County and State, Morgan G. Woelk and wife, Frances M. Woelk

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, Tennessee this 27 day of December, 19 74.

Robert L. Taylor
Notary Public

Commission expires 2-1-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., 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.....

DEC30 CONV 27,437.75
DEC30 S'TAX A* 71.24
DEC30 PR'FEE A* .50
DEC30 W'DEED A* 4.00 * 75.74

C 8 2 8 4 7

IDENTIF. REFERENCE

Dec 30 3 33 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MORGAN G. WOELK, ET UX

TO

PAULINE O'BRIEN

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238