| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Billy L. O'Brien and wife (NAME) | First Federal Savings & Loan Ass'n. (NAME) | 15D-27620 |
| 4909 Log Cabin Road (STREET ADDRESS OR ROUTE NUMBER) | Fourth Avenue & Union Street (STREET ADDRESS) | Map 61-4 |
| Nashville, Tennessee, 37216 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP CODE) | Par. 51 |

## WARRANTY DEED

For and in consideration of the sum of $10.00- - - - - - - - - - - - - - - - - - - - - - - - - -
Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS,
Cash in hand paid by Billy L. O'Brien and wife, Dorothy Anne O'Brien, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note of even date herewith, in the original principal sum of $13,900.00, payable as provided therein to First Federal Savings & Loan Association of Nashville, secured by Deed of Trust executed by James L. Lowery and wife, Margaret A. Lowery, to T. I. Holman, Jr., Trustee, of record in Book 4716, Page 974, said Register's Office, which said unpaid balance of said indebtedness the said Billy L. O'Brien and wife, Dorothy Anne O'Brien, do hereby assume and agree to pay, we,

JAMES L. LOWERY AND WIFE, MARGARET A. LOWERY,

have bargained and sold, and by these presents do transfer and convey unto the said
BILLY L. O'BRIEN AND WIFE, DOROTHY ANNE O'BRIEN,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot #19 on the Plan of Marina C. McGaughey's 2nd Subdivision of a part of Tract #4 in A. J. McGaughey's 2nd Hayesboro Subdivision, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

Beginning on the westerly margin of Log Cabin Road, at the common corner of Lots #19 and #20; thence with the line between said two lots westwardly 207.3 feet to the easterly margin of Lot #10; thence with the easterly margin of Lots #10 and #11, southwardly 100.05 feet to the common corner of Lots #18 and #19; thence with the line between said two lots eastwardly 213.2 feet to the westerly margin of Log Cabin Road; thence with the westerly margin of said road, northwardly 100 feet to the beginning.

Being property conveyed to James L. Lowery and wife, Margaret A. Lowery, by deed from Stella I. Moran, of record in Book 4716, Page 972, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4909 (House Number) Log Cabin Road (Street)
(P. O. Address) Nashville, Tennessee, (City or Town) 37216 (Zip Code)

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 and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this Eighth day of February, 19 75.

James L. Lowery

Margaret A. Lowery

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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 James L. Lowery and wife, Margaret A. Lowery,

the bargainor, ~~Sxxxxxx~~, 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 Madison, Tennessee, this Eighth day of February, 19 75.

My commission expires May 17, 1975 Notary Public Lloyd M. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy L. O'Brien

Sworn to and subscribed before me this 8th day of February, 19 75.

My commission expires May 17, 1975 Notary Public Lloyd M. Pate

This instrument was prepared by:

Frank P. Reynolds, Attorney, American Trust Building, Nashville, Tennessee.

Name Address

| | | | | |
|---|---|---|---|---|
| FEB 10 75 | CONV | 19,500.00 | | |
| FEB 10 75 | S'TAX | | A* 50.70 | |
| FEB 10 75 | PR'FEE | | A* .50 | |
| FEB 10 75 | W'DEED | | A* 4.00 | * 55.20 |

WARRANTY DEED

FROM JAMES L. LOWERY AND WIFE, MARGARET A. LOWERY,

TO BILLY L. O'BRIEN AND WIFE, DOROTHY ANNE O'BRIEN.

C 87058

IDENTIF. REFERENCE

FEB 10 11 13 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219