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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

A. Roy O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 75

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Roy O'Brien, et ux (NAME)	John W. Murphree Company (NAME)	Map 162-10
601 Sue Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par 134
Antioch, Tennessee-37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	5DU-61295

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD D. CETAS and wife, SARA H. CETAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. ROY O'BRIEN and wife, DORIS JOANNE O'BRIEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Brookview Estates, Section 2, as of record in Book 4460, page 163, Register's Office for said County.

BEGINNING at a point in the northeasterly margin of Sue Court, at the common front corner of Lots 133 and 134; thence with the line between said two lots, northeasterly 132.01 feet to a point; thence with the line between Lots 134 and 135, southeasterly 110.52 feet to a point in the northwesterly margin of Roxanne Drive; thence with the margin of the same, southwesterly 86.01 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 36.24 feet to a concrete monument in the northeasterly margin of Sue Court; thence with the margin of the same, northwesterly 65 feet to the point of beginning.

BEING the same property conveyed to Richard D. Cetas and wife, Sara H. Cetas, by deed from George W. Jones, Jr., and wife, Margaret E. Jones, of record in Book 4807, page 60, Register's Office for Davidson County, Tennessee.

SUBJECT to 1975 taxes, which Grantees assume, and have been proated this date. SUBJECT to restrictive covenants of record in Book 4689, page 561 and plan of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to John W. Murphree Company, of record in Book 4807, page 62, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is {unimproved} {X} improved property, known as 601 Sue Court, Antioch, Tennessee - 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 17th day of September, 19 75.

Richard D. Cetas — Sara H. Cetas

Richard D. Cetas — Sara H. Cetas

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Richard D. Cetas and wife, Sara H. Cetas

the bargainor S, 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 17th day of September, 19 75

Commission expires 5-29-77

Marbut Glenn Gaston
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

ATC 193975

WARRANTY DEED

FROM

RICHARD D. CETAS, ET UX

TO

ROY O'BRIEN, ET UX

D 16121

IDENTIF. REFERENCE

SEP 18 2 02 PM '75

FELIX Z. WILLOUGHBY REGISTER
DAVIDSON COUNTY, TENN.

SEP 18 75	CONV	42,000.00			
SEP 18 75	S'TAX		A*	109.20	
SEP 18 75	PH'FEE		A*	.50	
SEP 18 75	W'DEED		A*	4.00	* 113.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215