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FORM NO. WD-1

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Michael G. O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 76

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. O'Brien, et ux (NAME)	Third National Bank (NAME)	Map 131-15
4712 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	Church Street (STREET ADDRESS)	Par 56
Nashville, Tennessee-37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	16DA-31020

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, JAMES W. WINGROVE and wife, JANE P. WINGROVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL G. O'BRIEN and wife, CECELIA K. 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. 21 on the Map of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

SAID Lot No. 21 fronts 112 feet on the south side of Benton Smith Road, and runs back between lines 279.7 feet on the westerly line and 314.8 feet on the easterly line to a dead line in the rear on which it measures 197.25 feet.

BEING the same property conveyed to James W. Wingrove and wife, Jane P. Wingrove, by deed from John R. Kaleas, and wife, Beth A. Kaleas, of record in Book 4848, page 211, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 2633, page 487, and limitations contained on the Plan of record in Book 2331, page 154, all in the Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes, which Grantees assume and have been prorated this date.

This is unimproved ( ) improved (X) property, known as 4712 Benton Smith Road, Nashville, Tennessee-37215
(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 30th day of APRIL, 19 76

James W. Wingrove 4/30/76 — Jane P. Wingrove

James W. Wingrove — Jane P. Wingrove

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane P. Wingrove

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of May 19 76

Commission expires 11-27-1977

Notary Public

STATE OF CALIFORNIA

COUNTY OF Orange

Before me, James C. Kazen, a Notary Public in and for said County and State, the within named JAMES W. WINGROVE the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Newport Beach, California, this 30 day of April, 1976.

OFFICIAL SEAL
DIANE C. KAZEN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires SEP 19, 1978

James C. Kazen
Notary Public

My Commission Expires: Sept 19 1978

MGGjr.

WARRANTY DEED

FROM

JAMES W. WINGROVE, ET UX

TO

MICHAEL G. O'BRIEN, ET UX

D 47617

IDENTIF. REFERENCE

MAY 5 8 56 AM '76

FILED [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-5%	CONV	62,000.00			
MAY-5%	S'TAX		B*	161.20	
MAY-5%	TR'FEE		B*	.50	
MAY-5%	W'DEED		B*	4.00	* 165.70