FORM NO. WD-1

BOOK 5024 PAGE 654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1976

Notary Public

MY COMMISSION EXPIRES: 9-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. O'Brien (NAME)	Baker Mortgage Corporation (NAME)	6DA-54550
3319 Dumas Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	165

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, Mary Sue Wheeler, Frances W. Rains, Catherine W. Rains, and Lucy Batey Malone, heirs as law of Nettie Florence Scales Batey Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. O'Brien and wife, Sonja F. 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. 161 on the plan of Glencoe Acres, Section II, of record in Plan Book 1835, pages 136, 137, and 138, Register's Office for said County.

SAID Lot No. 161, which is a corner lot, fronts 201.0 feet on the northerly margin of McCall Street (formerly Antioch Pike) and fronts 139.0 feet on the westerly margin of Dumas Drive, said frontages being joined by a curve having a length of 39.7 feet, and extends back 194.9 feet on the northerly line and 90.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Nettie F. Batey Wheeler by deed from Charles Samuel Wilson and wife, Agnes L. Wilson of record in Book 2603, page 121, Register's Office for Davidson County, Tennessee. The said Nettie F. Batey Wheeler having since died, leaving Mary Sue Wheeler, Frances W. Rains, Catherine W. Rains, and Lucy Batey Malone as her only heirs at law. By decree of the Chancery Court for Davidson County, Tennessee, Rule No. A-6487 said Lucy Batey Malone's interest in said property was adjudged to be $1,500.00 the receipt of which is hereby acknowledged by her joinder herein.

THIS conveyance is subject to any easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 3319 Dumas Drive, Nashville, Tennessee 37211
(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 10th day of May, 1976

Mary Sue Wheeler
Mary Sue Wheeler

Frances W Rains
Frances W. Rains

Catherine W. Rains
Catherine W. Rains

Lucy Batey Malone
Lucy Batey Malone

STATE OF TENNESSEE
Davidson County

BOOK 5024 PAGE 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Sue Wheeler, Frances W. Rains and Catherine W. Rains

the 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 10th day of May 1976.

Commission expires 9-8-79

Patricia Sexton
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

MARY SUE WHEELER, FRANCES W. RAINS, CATHERINE W. RAINS AND LUCY BATEY MALONE

TO

TERRY L. O'BRIEN AND WIFE, SONJA F. O'BRIEN

D 48895

IDENTIFICATION REFERENCE

MAY 12 4 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Box 8

MAY 12 76 CONV 26,500.00

MAY 12 76 STAX 6* 68.90

MAY 12 76 RTFEE 6* .50

MAY 12 76 MDEED 6* 4.00 * 73.40

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 Lucy Batey Malone, 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 _____ Tennessee, this 10th day of May, 1976.

My Commission Expires: October 11, 1979

J. E. A. Sneed
Notary Public

SNEED NOTARY PUBLIC DAVIDSON COUNTY, TENN.