Prepared By:
[illegible]
[illegible] & Crawford
[illegible] L & C Tower
[illegible], Tennessee 37219

BOOK 5224 PAGE 745

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
126-14-26	Parham P. O'Briant Denise U. O'Briant	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 100568
9D-4840	349 Cross Timbers Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GV21F	CONV	10,000.00		
GV21FS'TAX			3* 104.00	
GV21FPR'FEE			3* .50	
GV21F	W'DEED		3* 4.00	* 108.50

Frank Bill McCune, Jr. and wife, Cheryl M. McCune hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Parham P. O'Briant and wife, Denise U. O'Briant

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harpeth Park, Section II, as of record in Book 3700, Page 58, Register's Office for said County.

BEGINNING at a point in the southwesterly margin of Cross Timbers Drive, said point being the common easterly corner of Lots Nos. 26 and 25; thence southeastwardly with said margin of Cross Timbers Drive, 82.82 feet to a point, said point being the beginning of a curve; thence southwardly around said curve 39.27 feet to a point in the northwesterly margin of Regency Drive; thence southwestwardly 101.98 feet to a point; thence northwardly 110.41 feet to a point; thence northeastwardly 92.2 feet to the point of beginning.

Being the same property conveyed to Frank Bill McCune, Jr., and wife, Cheryl M. McCune, by deed from Peggy Jean Hirst, divorced, as of record in Book 4666, page 924, said Register's Office.

This conveyance is made subject to resrictions of record in Book 3990 page 60.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of November, 19 77.

Frank Bill McCune, Jr.

Cheryl M. McCune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank Bill McCune, Jr. and wife, Cheryl M. McCune 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, the 17th day of November, 19 77.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 40,000.00 — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

E 37883

IDENTIF. REFERENCE

Nov 21 10 24 AM '77

FEE [illegible] REGISTER

WARRANTY DEED

FROM

Frank Bill McCune
Cheryl M. McCune

TO

Parham P. O'Briant
Denise U. O'Briant

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

DAVID B. HERBERT
23rd Floor, L & C Tower
[illegible] 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public