THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

FORM NO. WD-1

BOOK 5227 PAGE 114

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Suzanne O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November 1977

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 15, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin O'Brien and wife, Suzanne O'Brien (NAME)	Commerce Union Bank (NAME)	145-9-38
5825 Robert E. Lee Dr. (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place, Real Estate Div. (STREET ADDRESS)	FH 20517
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	

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, John T. Stevenson and wife, Harriette H. Stevenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin O'Brien and wife, Suzanne 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. 93 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 93 fronts 190.8 feet on the westerly side of Robert E. Lee Drive and extends back 370.1 feet on the south line and 369.8 feet on the north line to a line in the rear on which it measures 188.36 feet.

BEING the same property conveyed to John T. Stevenson and wife, Harriette H. Stevenson by deed from Elizabeth R. Napier of record in Book 5040, page 29, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) Restrictive covenant contained in instrument of record in Book 3766, page 609; as amended in Book 3788, page 404; and as ratified and adopted in Book 3813, page 383, said Register's Office.
(2) The Plan of record in Book 3600, page 54, said Register's Office, shows an owner's certificate, a minimum building setback line to be established by City of Forest Hills, and a 10-foot easement for public utility and drainage purposes along the westerly and part of the southerly lines of said lot; and a 2 1/2 x 30-foot utility anchor easement located on the southeast front corner of said lot.
(3) An easement granted by H & S Development Company to Metro Department of Water and Sewerage of record in Book 3850, page 357, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5825 Robert E. Lee Drive, 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 hands this 21 day of November, 1977

X John T. Stevenson
John T. Stevenson

X Harriette H. Stevenson
Harriette H. Stevenson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George V. CRAWFORD, Jr., a Notary Public in and for said County and State, the within named John T. Stevenson and wife, Harriette H. Stevenson

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 21 day of November 1977

Commission expires My Commission Expires August 15, 1978

George V. Crawford
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
JOHN T. STEVENSON, et ux

TO
KEVIN O'BRIEN, et ux

E 38933

IDENTIF. REFERENCE

Nov 28 2 52 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Connie
ROW 1, BOX 8
WILKINS, ADAMS & WEEMS, ATTORNEYS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV28	CONV	90,000.00		
NOV28	CONV	47,000.00		
NOV28	S'TAX		B*	356.20
NOV28	PR'FEE		B*	.50
NOV28	W'DEED		B*	4.00 * 360.70