Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5334 PAGE 230

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. James Patrick O'Leary etux	Commerce Union Bank	Map 145-6
(NAME) 1247 Saxon Drive	(NAME) P. O. Box 2546	Parcel 45
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, Tennessee 37219	FH 23300
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John B. Kopp and wife, LaNelle R. Kopp

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 28 fronts 130.3 feet on the easterly side of Saxon Drive and extends back 407.4 feet on the northerly line and 428.4 feet on the southerly line which is a broken line to a dead line which is a broken line, measuring 222.5 feet thereon.

Being the same property conveyed to John B. Kopp and wife, LaNelle R. Kopp by deed from Estes-Taylor Company of record in Book 4393, page 444, Register's Office for said County.

This conveyance is subject to a 10-foot public utility and drainage easement, private 30-foot roadway and public utility easement, anchor easement, 160-foot minimum building setback line, and conditions of Owner's Certificate of record in Book 3700, page 130, Register's Office for said County; and restrictive covenants of record in Book 4145, page 8, and Book 4393, page 444, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Subscribed and sworn to before me, this the 1st day of Sept 1978

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 1247 Saxon Drive (House Number) Nashville, Tennessee 37215 (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* September, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John B. Kopp

LaNelle R. Kopp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John B. Kopp and wife, LaNelle R. Kopp

*the within named 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* 1st *day of* September, *19*78

Nancy Stark
Notary Public

Commission expires 4/18/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

WARRANTY DEED

FROM

John B. Kopp et ux

TO

Dr. James Patrick O'Leary et ux

SEP-5 78	CONV	90,000.00			
SEP-5 78	CONV	55,000.00			
SEP-5 78	S'TAX		B*	377.00	
SEP-5 78	PR'FEE		B*	.50	
SEP-5 78	W'DEED		B*	4.00	* 381.50

E 8 6 9 9 3

IDENTIF. REFERENCE

SEP 5 4 16 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238