This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5377 PAGE 995

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Wade O'Brien	First Tennessee Bank N. A. Memphis	Map 104-16
(NAME)	(NAME)	
1912 Linden Ave.	P. O. Box 474	Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37212	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ...Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by David Wade O'Brien and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Luigi Monga and wife, Mary B. Monga

have this day bargained and sold, and do hereby transfer and convey unto the said David Wade O'Brien

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly one-half of Lot No. 79 on the revised plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for said County, described as follows:
Said part of Lot No. 79 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Luigi Monga and wife, Mary B. Monga by deed from Thomas L. Barry and wife, Rebecca B. Barry, of record in Book 5168, page 274, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 21st day of Dec. 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1912 Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 21st *day of* December, *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.*

Luigi Monga

Mary B. Monga

BOOK 5377 PAGE 996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Luigi Monga and wife, Mary B. Monga

the within named 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 21st *day of* Dec., *19* 78

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE TENNESSEE

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 ...

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Luigi Monga and wife, Mary B. Monga

TO
David Wade O'Brien

F 0 6 4 2 3

IDENTIF. REFERENCE

DEC 22 8 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC22 78	CONV	56,000.00			
DEC22 78	S'TAX		B*	145.60	
DEC22 78	PR'FEE		B*	.50	
DEC22 78	W'DEED		B*	4.00	* 150.10

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627