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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $

32,500.00

Patrick Stephen O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 19 79

Notary Public

MY COMMISSION EXPIRES: Jan 18, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Stephen O'Brien (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 103-4
4401 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 174
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	25W-4215

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 James A. Demonbreun, Executor for the estate of Daisy Hickman Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Stephen O'Brien, unmarried

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. 1 and the eastern 10 feet of Lot No. 2 of Block No. 13 on the Map of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

SAID Lot and part of Lot join and front together 70 feet on the south side of Utah Avenue, formerly Seventh Avenue, and extend back southwardly between parallel lines with the western margin of Forty-Fourth Avenue, formerly Third Street, 160 feet to an alley, and measure together 70 feet on the northern margin of said alley.

BEING the same property conveyed to Daisy (Hickman) Thompson, by deed from E. A. Thompson, of record in Book 921, page 365, Register's Office for Davidson County, Tennessee; the said Daisy Hickman Thompson having since died, and said property now being vested in the heirs-at-law of the said Daisy Hickman Thompson, deceased.

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

This is unimproved ( ) improved (X) property, known as 4401 Utah Avenue (House Number) (Street) Nashville, Tennessee (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 my hand this 24TH day of JANUARY, 1979

James A. Demonbreun, Executor

James A. Demonbreun, Executor

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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 James A. Leonbruen, Executor

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24TH day of JANUARY 19 79

Commission expires Jan 18, 1982

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 James A. Leonbruen, Executor

TO Patrick Steven O'Brian, unmarried

F I L E D

IDENTIF. REFERENCE

JAN 26 8 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JAN 26 79	CONV	32,500.00				
JAN 26 79	S'TAX		B*	84.50		
JAN 26 79	PR'FEE		B*	.50		
JAN 26 79	W'DEED		B*	4.00	*	89.00