3246 02/19 118.82- CHECK

# WARRANTY DEED

BOOK 5567 PAGE 432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,194.07

X Philip J. O'Brien III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEB, 19 80

Ronald L. Hart
Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PHILIP J. O'BRIEN III NASH. 37220 (NAME) | COMMERCE UNION BANK (NAME) | |
| ~~4749 MINERS COVE~~ 5316 ANCHORAGE (STREET ADDRESS OR ROUTE NUMBER) | 1 COMMERCE PLACE (STREET ADDRESS) | 149-9-218 |
| ANTIOCH, TN. 37013 (CITY) (STATE) (P. O. ZIP) | NASHVILLE, TENNESSEE 37239 (CITY) (STATE) (ZIP) | 2 DU 68948 |

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, EVA T. WOOD, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP J. O'BRIEN III AND WIFE, MARION S. 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. 162 ON THE PLAN OF TERRAGON TRAILS, SECTION VI, OF RECORD IN BOOK 5060, PAGE 175, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 162 FRONTS 33.0 FEET ON THE NORTHEASTERLY MARGIN OF A CUL-DE-SAC AT THE TERMINUS OF MINERS COVE AND EXTENDS BACK 112.52 FEET ON THE NORTHWESTERLY LINE AND 124.30 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 110.07 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EVA T. WOOD, A SINGLE PERSON BY DEED FROM SAMMY J. PIERCE AND WIFE, CAROL A. PIERCE AS OF RECORD IN BOOK 5528, PAGE 602, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 4749 MINERS COVE, ANTIOCH, TENNESSEE 37013
(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 MY hand this 15TH day of FEBRUARY, 19 80

X Eva T. Wood
EVA T. WOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5567 PAGE 433

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EVA T. WOOD

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 15TH day of FEBRUARY, 19 80

Ronald L. Hood, Notary Public.

Commission Expires Oct 15, 1983

STATE OF _____
_____ 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 purpose 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 ____

_____ Notary Public

My commission expires _____

F 76893

IDENTIFICATION REFERENCE

RUSH

FEB 19 11 09 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

EVA T. WOODS

TO

PHILIP J. O'BRIEN III ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5567 PAGE 434

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

43194.07- CO
112.32 CO TX
.50 PRFEE
6.00 WDEED
CHECK 118.82-
3246A02/19/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 76893

FEB 19 11 09 AM '80

**No.** 742540