THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

SEND TAX STATEMENTS TO:

Michael O'Brien
4740 Apollo Drive
Nashville, Tennessee

MAP & PARCEL NO.

149
Par. 112

BOOK 5639 PAGE 113

FOR AND IN CONSIDERATION of the sum of Forty-four Thousand Five Hundred Fifty and no/100 ($44,550.00) Dollars paid and to be paid as follows: Six Thousand Three Hundred Fifty and no/100 ($6,350.00) Dollars cash, the receipt of which is hereby acknowledged, and for the balance the hereinafter named grantees assume and agree to pay that certain note executed by the hereinafter named grantors, as evidenced by deed of trust securing same of record in Book 5459, page 95, Register's Office for Davidson County, Tennessee; which note was in the original principal amount of Thirty-eight Thousand Five Hundred and no/100 ($38,500.00) Dollars, we, DANIEL B. CLARKE AND WIFE, JESSICA B. CLARKE, have bargained and sold and by these presents do hereby transfer and convey unto MICHAEL E. O'BRIEN AND WIFE, KATHY T. O'BRIEN, their heirs and assigns, the following described property situated in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 45 on the Plan of Barclay Square, Section I, as of record in Book 4460, page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 45 fronts 58.88 feet on the northeast side of Apollo Drive and extends back 149.59 feet on the northwest line and 147.89 feet on the southeast line to a dead line measuring 66.44 feet thereon.
>
> Being the same property conveyed to Daniel B. Clark and wife, Jessica B. Clarke, by deed from Barry W. Lugar and wife, Sandra R. Lugar, of record in Book 5459, page 92, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the plan of record in Book 4460, page 141, said Register's Office, shows an Owner's Certificate, 30 foot building set-back line from Apollo Drive, a 10 foot easement for public utilities and drainage, and a 2.5 X 25 foot utility anchor easement; and restrictive covenants of record in Book 4665, page 648, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereunto belonging to the said Michael E. O'Brien and wife, Kathy T. O'Brien, their heirs and assigns, forever.

6401 08/15 122.20 CHECK

And we do covenant with the said Michael E. O'Brien and wife, Kathy T. O'Brien, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 1980; the heretofore referred to lien of deed of trust of record in Book 5459, page 95, Register's Office of Davidson County, Tennessee; matters of record in Book 4460, page 141, said Register's Office which may affect the subject property; restrictive covenants of record in Book 4665, page 648, said Register's Office; applicable building and zoning regulations; all existing highway, roadway and utility easements; and such state of facts as an accurate survey would disclose.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Michael E. O'Brien and wife, Kathy T. O'Brien, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of August, 1980.

G031.73

IDENTIF. REFERENCE

AUG 19 10 06 AM '80

FEE WILSON CO. REGISTER COUNTY, TENN.

Daniel B. Clarke

Jessica B. Clarke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Clarence [illegible], a Notary Public in and for said State and County, the within named DANIEL B. CLARKE AND WIFE, JESSICA B. CLARKE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18 day of August, 1980.

Clarence [illegible]

NOTARY PUBLIC

My commission expires:

Dec. 13, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,550.00.

Subscribed and sworn to before me, this the 18th day of August 1980. Affiant Michael E. O'Brien

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5639 PAGE 115

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
			44500.00-	CO
			115.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	122.20-
660	A	08/19/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G031.73

1
IDENTIF. REFERENCE

AUG 19 10 06 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 774650