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

BOOK 5699 PAGE 384

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Stephen O'Brien	Investors Savings & Loan Association	104-6-203
(NAME)	(NAME)	
307 32nd Avenue South	109-A Walton Ferry Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Hendersonville, Tn. 37075	
(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 Patrick Stephen O'Brien and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Juluis Seeman and wife, Esther Seeman

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

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

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the westerly side of 32nd Avenue South and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Juluis Seeman and wife, Esther Seemanby deed from Lynwood F. Neeley and wife, Catherine Mary Neeley, of record in Book 4488, page 673, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 7th day of Jan 19 81

Esther Seeman - Juluis Seeman
Affiant

My commission expires: 2-17-83
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 307 32nd Avenue South, 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 7th *day of* January *19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Juluis Seeman Juluis Seeman

Esther Seeman Esther Seeman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha Montgomery, *a Notary Public in and for said County and State,* Juluis Seeman and wife, Esther Seeman

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* 7th *day of* Jan, *19* 81

Martha Montgomery *Notary Public*

Commission expires 7-17-83

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 .....

G 25048

4 6 8 01/12 157.30- CHECK

IDENTIF. REFERENCE

JAN 12 4 00 PM '81

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Juluis Seeman and wife,
Esther Seeman

TO
Patrick Stephen O'Brien

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5699 PAGE 386

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
			56000.00-	CO
			150.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.30-
4458A01/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

325048

T
IDENTIF. REFERENCE

JAN 12 4 00 PM '81

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

No. 801568