BOOK 5733 PAGE 490

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. EDWIN O'BRIEN (NAME)	Same (NAME)	Map 82-7
947 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 23
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 ----------($12,500.00) *Dollars,*
cash in hand paid,

DOLORES PRICE MEGAR, hereinafter referred to as "Grantor"

has ~~have~~ does ~~do~~ *this day bargained and sold, and ~~do~~ hereby transfer and convey unto the said* J. EDWIN O'BRIEN, hereinafter referred to as "Grantee," his

certain real estate in Davidson County, Tennessee, as follows: ~~heirs~~, heirs and assigns,

BEING Lot No. 4 in Shields, Davis, Sharpe & Horn's Addition to East Nashville, as of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the westerly side of Harris or North Second Street, and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Florence F. Price, and Dolores Price Megar, as joint tenants, with the right of survivorship, by Deed from Truman Wrenne, Trustee, as of record in Book 4920, Page 914, Register's Office for said County. The said Florence F. Price died on February 3, 1981, as evidenced by Tennessee Department of Public Health Certificate of Death No. 8100803.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of April, 19 81

Notary Public

My Commission expires: 7-18-82 (Affix Seal)

This is improved ( ) unimproved (X) property, known as 802 North Second Street (House Number) (Street) Nashville, TN (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, except for 1981 real property taxes which have been prorated and assumed by Grantee.

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 10th *day of* April, 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.*

Thomas M. Megar, spouse of Grantor, has joined in the execution of this instrument for the sole purpose of conveying the marital rights, if any, which he may have in the above-described real property.

Dolores Price Megar
DOLORES PRICE MEGAR

Thomas M. Megar
THOMAS M. MEGAR

FILE BOX 42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Jan Minshall, *a Notary Public in and for said County and State,* Dolores Price Megar, and spouse, Thomas M. Megar

*the within named bargainor*S, *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* 10th *day of* April, *19*81

Jan Minshall *Notary Public*

Commission expires 7-18-82

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.....

448 04/16 39.00 CHECK

WARRANTY DEED

FROM

DOLORES PRICE MEGAR

TO

J. EDWIN O'BRIEN

G 3.7.5 9 1

IDENTIF. REFERENCE

APR 16 9 32 AM '81

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

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 _____

FOR _____

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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
			12500.00- CO	
			32.50 CO TX	
			.50 PRFEE	
			6.00 WDELO	
			CHECK	39.01-
0448A04/16/81			BAL	.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63.7.591

IDENTIF. REFERENCE

Apr 16 9 32 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816930