WARRANTY DEED

BOOK 5855 PAGE 457

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Edwin O'Brien	Same	M-72-4
(NAME)	(NAME)	
1799 N. Gallatin Road		P-150
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

---------- *Dollars,*

cash in hand paid J. Edwin O'Brien, the Grantee, to Phyllis A. Simpson, Conservator for Ruby Lee Wilson, the Grantor, the receipt of which is hereby acknowledged, and other good and valuable considerations.

I, Phyllis A. Simpson, Conservator for Ruby Lee Wilson, the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said J. Edwin O'Brien, the Grantee, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Said Lot No. 30 fronts 80 feet on the southeast side of Inglewood Circle South and runs back between lines 161 feet 3 inches on the northeasterly line and 155 feet 6 inches on the southwesterly line to a dead line in the rear measuring 80 feet 3 inches thereon.

Being the same property conveyed to George Herschel Wilson and wife, Ruby Lee Wilson by deed from James H. Roberson, Jr. and wife, Geneva B. Roberson, of record in Book 2147 page 218, Register's Office for Davidson County, Tennessee, the said George Herschel Wilson having since died and Phyllis A. Simpson having been appointed Conservator (No. 70158) for the said Ruby Lee Wilson on May 19, 1981, by order of the Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,250.00

Subscribed and sworn to before me, this the 25th day of February, 19 82

Affiant x J. Edwin O'Brien

My commission expires: 10-30-85 (Affix Seal)

Notary Public Phyllis Keenan

This is unimproved ( ) improved (X) property, known as 3804 Inglewood Circle South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. Edwin O'Brien, his

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Edwin O'Brien, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 25th *day of* February, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Phyllis A. Simpson Conservator

Phyllis A. Simpson, Conservator
for Ruby Lee Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phyllis Keenan *a Notary Public in and for said County and State,* Phyllis A. Simpson, Conservator for Ruby Lee Wilson

the within named 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 24th *day of* February *19* 82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 10-20-85 Phyllis Keenan *Notary Public*

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 .....

WARRANTY DEED

FROM
Phyllis A. Simpson, Cons. for Ruby Lee Wilson

TO
J. Edwin O'Brien

G 8 1 0 2 3

IDENTIFICATION REFERENCE

FEB 25 2 15 PM '82

REGISTER
DAVIDSON COUNTY, TENN.

C. EDWARD COOMER

This Instrument prepared by
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

4236

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

RECEIVED OF _____

FOR BOOK 5855 PAGE 459

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
			172500.00- CO	
			44.72 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	51.22-
4236A02/25/82 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

681023

IDENTIF. REFERENCE

FEB 25 2 16 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 868698