38 [illegible]

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

$55,323.96 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 82

Notary Public

MY COMMISSION EXPIRES: 1-31-85

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. O'Brien et ux (NAME)	Cameron-Brown Company (NAME)	4D-24980
675 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 18109 (STREET ADDRESS)	Map 75-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	Parcel 166

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, Keith R. Miller and wife, Melissa G. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. O'Brien and wife, Donata 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:

BEING Lot No. 524 on the Plan of Tulip Grove Subdivision, Section 9, of record in Book 4675, page 135, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING the same property conveyed to Keith R. Miller and wife, Melissa G. Miller by deed from Johnson Homes, Inc., of record in Book 5699, page 217, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to the following:

1. Deed of Trust filed of record in Book 5699, page 220, said Register's Office, securing a promissory note dated January 9, 1981, payable to the order of Commerce Union Bank, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

2. Taxes for 1982, assumed.

3. Restrictive covenants filed of record in Book 4846, page 924, said Register's Office; and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 675 Frankfort Drive, Hermitage, TN 37076
(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 our hand s this 28th day of May, 19 82

KEITH R. MILLER: Keith R. Miller

MELISSA G. MILLER: Melissa G. Miller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5892 PAGE 397

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith R. Miller and wife, Melissa G. Miller

the 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 28th day of May 19 82

Commission expires 1-21-85

Notary Public

STATE OF TENNESSEE }

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 purposes 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 ___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

KEITH R. MILLER AND WIFE,

MELISSA G. MILLER

TO

THOMAS A. O'BRIEN AND WIFE,

DONATA O'BRIEN

G: 9 3 5 9 6

IDENTIF. REFERENCE

JUN 1 9 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR BOOK 5892 PAGE 398

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
			55323.96- CO	
			143.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	150.28-
0038A06/01/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 3 5 9 6

IDENTIF. T REFERENCE

JUN 1 9 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883881