This Instrument prepared by:
Joseph B. Pitt, Jr.
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6033 PAGE 702

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. O'Hara	FIRST TENNESSEE BANK	Map 118-9
(NAME)	(NAME)	
966 Draughon Avenue	P. o. Box 474	Parcel 215
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Memphis, Tennessee 38101	
(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 James P. O'Hara and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

I, Carole C. Rusk Rose,

have this day bargained and sold, and do hereby transfer and convey unto the said James P. O'Hara 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. 11 on the Map of Yearwood Subdivision, a part of the Noel Estate, as of record in Book 1424, page 48, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the south side of Draughon Avenue and runs back between lines 178.2 feet on the west line and 173.6 feet on the east line to a dead line in the rear, on which it measures 75 feet.

The above described property was conveyed to Carole C. Rusk, now Rose by deed from Ronald G. Rusk, as of record in Book 5078, page 118, Register's Office for said County.

Michael J. Rose, Jr. is joining in this conveyance for the purpose of conveying any interest he may have in and to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $57,000.00

Subscribed and sworn to before me, this the 4th day of April 19 83

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 966 Draughon Avenue (House Number) (Street) Nashville, Tennessee 37204 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 4th day of April 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Carole C. Rusk Rose
Carole C. Rusk Rose

Michael J. Rose, Jr.
Michael J. Rose, Jr.

04/07 154

8709

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Carole C. Rusk Rose

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* 4th *day of* April, *19* 83

Doris E. Moran, *Notary Public*

Commission expires 10-20-85

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue Gupton a Notary Public in and for said County and State, Michael J. Rose, Jr. the within named bargainor, with shom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Withness my hand and official seal at NASHVILLE, Tennessee, this 4th day of April, 1983.

Sue Gupton
Notary Public

Commission expires: 4-17-83

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 24/96 H 4 0 6 1 5

FROM Carole C. Rusk Rose

TO James P. O'Hara

T IDENTIF. REFERENCE

APR 7 11 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

1

OFFICIAL RECEIPT

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

BOOK 6033 PAGE 704

RECEIVED OF_____

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
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 154.70-	
8709A04/07/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 6 1 5.

IDENTIF. REFERENCE

APR 7 11 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940491