FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00

Robert M. Kessler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 84.

Notary Public

MY COMMISSION EXPIRES: Nov 6 1988

(AFFIX SEAL)

BOOK 6305 PAGE 863

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Kessler (NAME)	Commerce Union Bank (NAME)	FH 23300
1247 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl, Real Estate Div (STREET ADDRESS)	Map 145-6
Nashville, TN. 37215 (CITY) (STATE) (P. O ZIP)	Nashville, TN. 37239 (CITY) (STATE) (ZIP)	Parcel 45

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, DR. JAMES PATRICK O'LEARY and wife, MABEL ELLEN O'LEARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. KESSLER and wife, INGRID KESSLER

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:

LAND in Davidson County, Tennessee, being Lot No. 28 on the plan of Hillmont Estates, Section Two, of record in Book 3700, page 130, Register's Office for said County.

SAID Lot No. 28 fronts 130.3 feet on the easterly margin of Saxon Drive and extends back 407.4 feet on the broken northerly line and 428.4 feet on the broken southerly line to a broken line in the rear, measuring 222.5 feet thereon.

BEING the same property conveyed to Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary by deed from John B. Kopp and wife, LaNelle R. Kopp, of record in Book 5334, page 230, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4145, page 8, and Book 4393, page 444, said Register's Office, and to the matters set forth in the above referenced plan of record.

12614.0

IDENTIF. REFERENCE

JUN 1 1 31 PM '84

FELIX A. MILLSAPS REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1247 Saxon Drive, Nashville, TN. 37215
(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 31st day of May, 19 84

Dr. James Patrick O'Leary

Mabel Ellen O'Leary

06/01 6.3.87 - CHECK

1444

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary

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 31st day of May 19 84

Commission expires Nov 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence

STATE OF TENNESSEE
Davidson County

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

Dr. James Patrick O'Leary, et ux

TO

Robert M. Kessler, et ux

Return to: cg

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

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
			222000.00- CONVT.	
			577.20 CONVTAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	583.70-
14:1406/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 26140

IDENTIF. REFERENCE

JUN 1 1 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0040837