BOOK 6323 PAGE 402

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 84

_____
Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. ROSSITER O'SHEA, et ux (NAME)	Leader Federal Say & Loan (NAME)	MAP 130-8
4305 Wallace Lane (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 70
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38103 (CITY) (STATE) (ZIP)	7DA-42295

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, BARRY J. BROWN and wife, BARBARA B. BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BERNARD R. O'SHEA and wife, ELIZABETH McCARLEY O'SHEA

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. 46 on the Plan of Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for said County.

SAID Lot No. 46 fronts 132 feet on the west side of Wallace Lane and runs back between parallel lines 305.5 feet to a dead line.

BEING the same property conveyed to Barry J. Brown and wife, Barbara B. Brown by Quitclaim Deed from John R. Cheadle, Sr., Trustee, of record in Book 5851, page 466, Register's Office for Davidson County, Tennessee.

13145 0

IDENTIF. REFERENCE

JUN 25 3 01 PM '84

FEE [illegible] REGISTER DAVIDSON CO. TN

This is improved (XX) unimproved ( ) property, known as 4305 Wallace Lane, Nashville, Tennessee 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 22nd day of June, 19 84

Barry J. Brown
BARRY J. BROWN

Barbara B. Brown
BARBARA B. BROWN

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named BARRY J. BROWN and wife, BARBARA B. BROWN,

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 22nd day of June, 19 84.

Commission expires 10/19/86

_____
Notary Public

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

BARRY J. BROWN, et ux

BARBARA B. BROWN

TO

B. ROSSITER O'SHEA, et ux

ELIZABETH M. O'SHEA

Return to: Coy

PERCY WILKINS, JR.,
ATTORNEY AT LAW
2510 CRESTMOOR ROAD
P.O. BOX 121197
NASHVILLE, TENNESSEE 37212
PLEASE FILE BOX 47

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

108000.00- CAMT.
280.00 CSTAX
.50 PRFE
6.00 MDEED
CHECK 287.30-
780BA06/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 4 5 0

IDENTIF. REFERENCE

JUN 25 3 01 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0047031