BOOK 5340 PAGE 174

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,921.19

Mark Lorenn O'Conn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1984

Notary Public

MY COMMISSION EXPIRES: 12-22-85

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lorenn O'Connor (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 108-16
1016 Pleasant View Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	PARCEL 182
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	3D-77614

FOR AND 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, First Realty Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Lorenn O'Connor, unmarried

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. 12-B, Zone Lot Division of Lots 10,11,12,14,24,26 & 34, on the Plan of Section One, Percy Priest Woods, as of record in Plat Book 5200, Page 652, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to First Realty Group, Inc. by deed from Jim Roussel and wife Carole Roussel of record in Book 6314, Page 699, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Delwood O. Hirsch, and wife, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc. dated November 23, 1983, of record in Book 6184, Page 57, with a present unpaid principal balance of $49,921.19, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

THIS conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, Book 6020, Page 270 and Book 6097, Page 11, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 1016 Pleasant View Drive, (House Number) (Street) Nashville, Tennessee 37214 (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 heir 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 my hand this 17th day of July, 19 84

First Realty Group, Inc.

BY: M. Van Stanley, President

M. Van Stanley, Jr., President

CHG 07/18

4624

BOOK 6340 PAGE 175

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared M. Van Stanley, Jr. and _____ with whom I am personally acquainted/and who upon (his oath) (~~XXXXXXXXXXXX~~) acknowledged (himself) (~~XXXXXXXX~~) to be the President (or proved to me on the basis of satisfactory evidence) and _____ respectively of the First Realty Group, Inc. the within named bargainor, and corporation, and that (he) as such President (~~they~~) XXX and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said M. Van Stanley, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 17th day of July 19 84

My commission expires 10/20/85

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

First Realty Group, Inc.

TO

Mark Lorenn O'Connor

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

136999

IDENTIF. REFERENCE

JUL 10 11 13 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6340 PAGE 176

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

58921.13- CAMT.
153.14 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 159.64-
4624A07/16/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 3 6 9 9

IDENTIFICATION REFERENCE

Vol 10 11 13 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0053658