THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box

ADDRESS NEW OWNER:
Vincent G. O'Brien
6876 River Ridge Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Leader Federal Savings & Loan Association
158 Madison Avenue
Memphis, Tennessee 38103

MAP-PARCEL NUMBERS:

BOOK 6642 PAGE 859

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen Earps Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vincent G. O'Brien and wife, Holly H. O'Brien hereinafter called the Grantee, Grantee's 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. 130 on the plan of Phase "9" Rolling River Estates, of record in Book 6200, page 52, Register's Office for said County.

SAID Lot No. 130 fronts 85.68 feet on the easterly margin of River Ridge Drive and extends back 163.37 feet on the northerly line and 157.11 feet on the southerly line to a dead line in the rear, measuring 108.51 feet thereon.

BEING part of the same property conveyed to Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings and Loan Association by merger to Home Federal Savings and Loan Association of Nashville, of record in Book 6505, page 297, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 689, Book 4892, page 679, Book 4788, page 950, amended in Book 4871, page 640 and all made applicable in Book 6298, page 934, said Register's Office, and to the matters set forth in the above referenced plan of record.

3 2 5 1 8

IDENTIFICATION REFERENCE

AUG 29 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 6876 River Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of August, 19 85.

Allen Earps Builders, Inc.
By: Allen Earps
Allen Earps, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6642 PAGE 860

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of August, 1985.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $92,300.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1985.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Allen Earps Builders, Inc.

to:
Vincent G. O'Brien and wife, Holly H. O'Brien

Return to: EB
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23912

OFFICIAL RECEIPT

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

BOOK 6642 PAGE 851

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

92300.00- CONT.
239.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 246.48-
2211A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32518

IDENTIFICATION REFERENCE

Aug 29 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168062