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This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

John R. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. CHAPMAN, Trustee (NAME)	OWNER (NAME)	118-1
199 Spence Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	152
Nashville TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	22W 13230

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, OLA MARIE DENNISON O'BRIEN, the sole heir-at-law of JENNIE MAI DENNISON, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. CHAPMAN, Trustee

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. 40 in L. G. Noel's Plan of Idlewild, of record in Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jennie Mai Dennison by deed from James Franklin Morgan, Jr. and wife, Clara Mai Morgan, of record in Book 2097, page 327, Register's Office for Davidson County, Tennessee. Jennie Mai Dennison died 8-9-1957, leaving as her only heir-at-law, Ola Marie Dennison O'Brien.

J. Edwin O'Brien, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest he may have in the said property.

0 3 7 3 8

IDENTIFICATION REFERENCE

MAY 23 8 29 AM '86

FELIX E. MUNCH, III, CLERK
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as * 1107 Halcyon Avenue, Nashville, Tennessee 37204
(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 9th day of May, 19 86

Ola Marie Dennison O'Brien
OLA MARIE DENNISON O'BRIEN

J. Edwin O'Brien
J. EDWIN O'BRIEN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ola Marie Dennison O'Brien and J. Edwin O'Brien

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 _____, Tennessee, this 9th day of May, 19 86.

Commission Expires 10-19-86 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____.

My commission expires _____ _____ Notary Public

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

RECEIVED OF _____

FOR _____

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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
			18500.00- CAMT. 48.10 CSTAX .50 PRFEE 6.00 WDEED CHECK 54.60-	
			751 8A05/23/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037.38

IDENTIFICATION REFERENCE

MAY 23 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251263