BOOK 6941 PAGE 668

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 1986

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

Box 7

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
PHIL O'BRIEN, III (NAME)	FIRST WACHOVIA MORTGAGE COMPANY (NAME)	149-5-160
5316 ANCHORAGE DR. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	2DU-68896
NASHVILLE TN. 37220 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, North Carolina 27102 (CITY) (STATE) (ZIP)	

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, L. O. TRABUE, JR., single, and C. T. JACKSON and CATHERINE T. JACKSON, wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHIL O'BRIEN, III

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. 78 on the Plan of 2nd Revision, Terragon Trails, Section V, of record in Book 5200, Page 18, Register's Office for said County.

SAID Lot No. 78 fronts 68.00 feet on the northeasterly margin of Terragon Trail and extends back 119.00 feet on the northwesterly line and 118.95 feet on the southeasterly line to a dead line in the rear, measuring 68.00 feet thereon.

BEING the same property conveyed to L. O. Trabue, Jr., and C. T. Jackson by deed from Marion Thurman and wife, Eva M. Thurman d/b/a Marion Thurman Builders, of record in Book 5547, page 731, Register's Office for Davidson County, Tennessee.

The said Catherine T. Jackson, wife of C. T. Jackson, joins in this conveyance.

28992

IDENTIFICATION REFERENCE

AUG 6 1 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4789 Terragon Trail, Antioch, Tennessee 37013
(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 July, 1986

L. O. TRABUE, JR.

C. T. JACKSON

CATHERINE T. JACKSON
by Clay T. Jackson

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____ (SINGLE), a Notary Public in and for said County and State, the within named L. O. TRABUE, JR. and C. T. JACKSON

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 July, 19 86.

Commission Expires 1-10-89

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of July, 1986, before me personally appeared C. T. JACKSON, to be known to be the person who executed the foregoing instrument in behalf of CATHERINE T. JACKSON, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said CATHERINE T. JACKSON, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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

441[illegible].50- CONT.
123.43 CSTAX
.50 PRFEE
6.00 MOR T
CHECK 129.93-
7046A08/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2895 92

IDENTIFICATION REFERENCE

Aug 6 1 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280198