FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Patrick O'Brien (NAME)	Leader Federal Mortgage, Inc. (NAME)	143-02-0-A
597 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	066CO
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	09DZ 72993

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, Beginnings, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Patrick O'Brien and wife, Julie A. O'Brien

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. 66 on the Plan of Harpeth Trace Estates, Phase Three, as of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for said County, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Beginnings, Inc. by deed from John R. Beesley, III, Trustee of record in Book 6530, Page 149, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6274, page 248 and Book 5120, page 208, and in Book 5120, page 918 said Register's Office.

This conveyance is subject to any and all existing easements of record.

55969

IDENTIFICATION REFERENCE

Oct 24 10 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (X) property, known as 597 Harpeth Trace Drive, Nashville, TN 37221
(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 ~~my~~ his ~~hand~~ this 22nd day of October, 19 86

Beginnings, Inc.
By:
Fred Stephenson, President

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

BOOK 7018 PAGE 454

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October 19 86

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred Stephenson and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and – respectively of the Beginnings, Inc. the within named bargainor, a corporation, and that (he) as such President 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 Fred Stephenson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood on this the 22nd day of October, 19 86

My commission expires 4/10/89

Fred Stephenson
Notary Public

WARRANTY DEED

FROM
Beginnings, Inc.

TO
Thomas Patrick O'Brien and wife,
Julie A. O'Brien

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR BOOK 7018 PAGE 455

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
			320000.00→ CAMT.	
			896.00 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK	902.50→
			7741A 10/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55969

IDENTIFICATION REFERENCE

Oct 24 10 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.03899