WARRANTY DEED BOOK 7083 PAGE 217

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Mark L. O'Connor P. O. Box 148285 Nashville, TN. 37214	None SEND TAX BILL TO: OWNER	145-11 parcel 38

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00.

John A. Gupton III
Affiant

Subscribed and sworn to before me this 26th day of December, 1986.

Susan C. Arnett
Notary Public

Commission expires: 1/21/90

769511 IDENTIFICATION REFERENCE Dec 29 4 11 PM '86 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HUNTER M. SHANNONHOUSE, a single person, acting herein by JOHN A. GUPTON, III, by Power of Attorney dated December 23, 1986 and recorded in the Register's Office for Davidson County, Tennessee in Book 7045, Page 215, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto MARK L. O'CONNOR, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 31 on the Plan of the Inns of Granny White of record in Plat Book 6250, page 460, Register's Office for said County.

Said Lot No. 31 fronts 105.26 feet on the southwesterly margin of Harpeth Knobs Drive and extends back between lines 224.20 feet on the westerly line and 259.25 feet on the easterly line to a broken line in the rear, measuring 427.15 feet thereon.

Subject to all matters appearing on recorded plan of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and Book 6900, page 125, showing an Owner's Certificate, certain easements and setback lines, said Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 6566, page 473, Register's Office for said Davidson County, Tennessee.

Being the same property conveyed to Hunter M. Shannonhouse by deed from Dukes & Dukes, a Tennessee general partnership of record in Book 6629, page 881, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as
Lot #31, Harpeth Knobs, Drive, Nashville, Tennessee

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, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of December, 1986.

Hunter M. Shannonhouse

Hunter M. Shannonhouse
By John A. Gupton, III, his
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of December, 1986, before me personally appeared JOHN A. GUPTON, III, to me known to be the person who executed the foregoing instrument in behalf of HUNTER M. SHANNONHOUSE, acknowledged that he executed the same as the free act and deed of said HUNTER M. SHANNONHOUSE.

Witness my hand and seal, at office in Nashville, Tn.,
this 26th day of December, 1986.

Teresa A Smith

Notary Public

My Commission Expries:
1/21/90

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

RECEIVED OF _____

FOR _____

BOOK 7083 PAGE 219

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

76951 IDENTIFICATION REFERENCE

Dec 29 4 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27293