WARRANTY DEED

File 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Paul Maurice O'Brien, Jr.
AFFIANT

Subscribed and sworn to before me this the 27th day of May, 1987.

Rhonda Smith
NOTARY PUBLIC

My commission expires 7-22-1990
(Affix seal)

THIS INSTRUMENT WAS PREPARED BY:

GEORGE P. LINEBAUGH, JR., ATTORNEY
213 Third Avenue North
Nashville, TN 37201

ADDRESS OF NEW OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dukes & Dukes Development Corporation 329 Union Street Nashville, TN 37201	Same	to be assigned

For and in consideration of the sum of ten dolalrs, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Daniel Cain O'Brien, Gretchen O'Brien Whitman, Francis Xavier O'Brien, Paul Maurice O'Brien, Jr., Gretchen O'Brien Brown, Phillip O'Brien, Michael O'Brien, Timothy O'Brien, and Vincent Patrick O'Brien hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dukes & Dukes Development Corporation, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennesse, said tract being generally located along West margin of Franklin Pike and 250 feet more or less South of the centerline of Forest Acres Drive and being more particularly described as follows:

BEGINNING at an existing iron pipe, said pipe being the Southwest corner of Forest Acres Subdivision, Section One, as of record in Plat Book 1130, Page 104, R.O.D.C., and a point in the east line of Forest Acres Section Three, as of record in Plat Book 1424, Page 56, R.O.D.C.; thence, leaving said iron pipe, and with the south line of said Forest Acres Section One Subdivision S 88 degrees 29 minutes 21 seconds E 1144.76 feet to a iron pin being the southeast corner of Forest Acres Section One; thence; leaving Forest Acres Section One and with the west R.O.W. margin of Franklin Pike, S 0 degrees 03 minutes 49 seconds W 701.64 feet to an existing fence post with an iron pin set at base, said post being the northeast corner of the William T. and Thelma S. Bowers property as of record in Deed Book 4623,

Page 165, R.O.D.C.; thence, leaving Franklin Pike and with Bowers existing North fence line N 84 degrees 28 minutes 56 seconds W 1148.68 feet to an existing fence post with an iron pin set at base, said fence post being the Northwest corner of said Bower property and a point in the east line of said Forest Acres Subdivision, Section Three; thence, leaving said Bowers property and with the East line of Forest Acres, Section Three, N 0 degrees 01 minutes 14 seconds W 621.37 feet to the point of beginning.

Containing 17.37 acres more or less.

Being the same property conveyed to Michael J. and Kathleen M. O'Brien as of record in Deed Book 911, Page 110, R.O.D.C., and to Kathleen M. O'Brien as of record in Deed Book 1431, Page 129, the said Michael J. O'Brien having since died survived by Kathleen M. O'Brien having since died, and by decree of the Probate Court for Davidson County, Tennessee, of record in Minute Book 287, Page 648, Docket No. 18439; and by order of the Probate Court for Davidson County, Tennessee, of record in Minute Book 312, Page 784, Docket No. 70645; and said property being ordered sold by order of the Chancery Court of Davidson County, Tennessee, in the cause of Paul Maurice O'Brien, et al vs. Daniel Cain O'Brien, et al, No. 86-437-I(II).

This is unimproved property known as Franklin Road, Nashville, Davidson County, 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 GRANTEES, their successors 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hands this 27th day of May, 1987.

Daniel Cain O'Brien
DANIEL CAIN O'BRIEN

Michael O'Brien
MICHAEL O'BRIEN

Gretchen O'Brien Whitman
GRETCHEN O'BRIEN WHITMAN

Gretchen O'Brien Brown
GRETCHEN O'BRIEN BROWN

Francis Xavier O'Brien
FRANCIS XAVIER O'BRIEN

Timothy O'Brien
TIMOTHY O'BRIEN

Paul Maurice O'Brien Jr.
PAUL MAURICE O'BRIEN, JR.

Phillip M. O'Brien
PHILLIP O'BRIEN

Vincent Patrick O'Brien
VINCENT PATRICK O'BRIEN

MAY 28 4 09 PM '87
PAUL Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

30608

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy K. Koonce, a Notary Public in and for said County and State, the within named Daniel Cain O'Brien, 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 Nashville, Tennessee, this 22nd day of May, 1987.

Commission expires 5/13/90 Judy K. Koonce
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Judy K. Koonce, a Notary Public in and for said County and State, the within named Gretchen O'Brien Whitman, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 1987.

Commission expires 5/13/90 Judy K. Koonce
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Judy K. Koonce, a Notary Public in and for said County and State, the within named Francis Xavier O'Brien, 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 Nashville, Tennessee, this 26th day of May, 1987.

Commission expires 5/13/90 Judy K. Koonce
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Smith, a Notary Public in and for said County and State, the within named Paul Maurice O'Brien, Jr., Vincent Patrick O'Brien, Michael O'Brien, Gretchen O'Brien Brown, Timothy O'Brien and Phillip O'Brien, the bargainors, 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 Nashville, Tennessee, this 27 day of May, 1987.

Commission expires 11-12-90 Pamela Smith
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____ BOOK 7251 PAGE 24

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	TYPE	VALUATION	TAX AND FEE	TOTAL PAID

700000.00- CAMT.
1960.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1969.50-
2595A05/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30608

IDENTIFT REFERENCE

MAY 28 4 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87036