BOOK 7302 PAGE 982

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,736.00

Becky Sakmar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 25th DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-26-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery, Cranford, Kestner, & Hardeman 457 Donelson Pike, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. O'Brien (NAME)	Colwell Financial Corp. (NAME)	119-5
210 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER)	700 West Liberty Street (STREET ADDRESS)	45
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40203 (CITY) (STATE) (ZIP)	06DA 15122

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~~XXXX~~ I, James B. O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Scott Maynard

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. 21 on the Plan of Overhill City and W. H. Fox Subdivision, of record in Plat Book 332, page 21, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James B. O'Brien by deed from Thomas Scott Maynard of record in Book 7302, page 980, Register's Office for Davidson County, Tennessee.

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

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 31, 1986 and filed for record August 8, 1986, in the Register's Office for Davidson County, Tennessee, in Book 6944, page 187, and note of even date thereby secured, in the original principal amount of $ 39,963.00 payable to Colwell Financial Corporation which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account will also be assumed by the grantee at no cost to him.

This is unimproved ( ) improved (X) property, known as 210 Peachtree Street, Nashville, Tennessee 37211
(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 hand this 25th day of June, 1987

James B. O'Brien
James B. O'Brien

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. 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 23 day of June 19 87

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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 _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James B. O'Brien

TO
Thomas Scott Maynard

47969

IDENTIFICATION REFERENCE

JUL 22 11 23 AM '87

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
MD - 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
			39636.07- CAIT.	
			111.44 CSTAX	
			.50 PRFEE	
			6.00 MREC	
			CHECK 117.94-	
			24:2AU7/22/87 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4796.9

IDENTIFI REFERENCE

Jul 22 10 23 AM '87

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No.106539