file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael Kelly Keane
6876 River Ridge Drive
Nashville, Tn. 37221

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 141-15
2908 02/01 0101 01 CHECK PARCEL 47 317.50
9D-78767

WARRANTY DEED

BOOK 7459 PAGE 835

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vincent G. O'Brien and wife, Holly H. O'Brien

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Kelly Keane and wife, Monica M. Keane

hereinafter called the Grantee, Grantee's 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. 130 on the plan of Phase "9" Rolling River Estates, of record in Book 6200, page 52, Register's Office for said County.

SAID Lot No. 130 fronts 85.68 feet on the easterly margin of River Ridge Drive and extends back 163.37 feet on the northerly line and 157.11 feet on the southerly line to a dead line in the rear, measuring 108.51 feet thereon.

BEING the same property conveyed to Vincent G. O'Brien and wife, Holly H. O'Brien by deed from Allen Earps Builders, Inc. of record in Book 6642, page 859, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 689, and made applicable by instrument of record in Book 6298, page 934, By-Laws of record in Book 4892, page 679, and restrictive covenants of record in Book 4788, page 950, and amended in Book 4871, page 640, Register's Office for said County, and to the matters set forth in the above referenced plan of record.

THIS instrument is executed on behalf of Vincent G. O'Brien and Holly H. O'Brien by Eve R. Stuart as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 6876 River Ridge Drive, Nashville, Tn. 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of January, 19 88.

Holly H. O'Brien
Holly H. O'Brien
BY: Eve R. Stuart, Attorney in Fact

Vincent G. O'Brien
Vincent G. O'Brien
BY: Eve R. Stuart, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7459 PAGE 836

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00.

Michael Kelly Keane
Affiant

Subscribed and sworn to before me, this the 29th day of January, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eve R. Stuart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Vincent G. O'Brien and Holly H. O'Brien as their Attorney in Fact as the free act and deed of the within named Vincent G. O'Brien and Holly H. O'Brien.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1988.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Vincent G. O'Brien and wife, Holly H. O'Brien

to:
Michael Kelly Keane and wife, Monica M. Keane

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27284

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7459 PAGE 837

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Eve R. Stuart
Affiant

Sworn to and subscribed before me this 29th day of January, 1988.

Notary Public

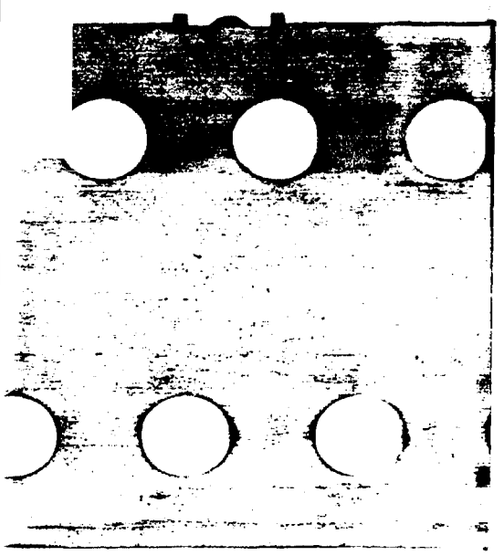
My Commission Expires: 10-24-88

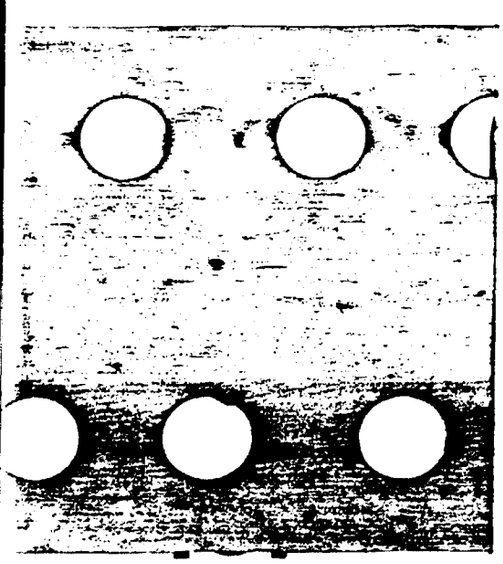
NOTARY PUBLIC AT LARGE TENNESSEE

FEB 1 10 23 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

01579





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 838

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
110000.00
CON TX 308.00
PRFEE 0.50
MISC 9.00
TOTAL 317.50
CHECK 317.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/88 01 10:31 0001 2908

DAVIDSON COUNTY

FEB 1 10 23 AM '88

IDENTIFICATION REFERENCE

0 1 5 7 9

No. 57792