BOOK 7802 PAGE 48

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
MICHAEL G. O'BRIEN (NAME)	SAME (NAME)	MAP 004, PAR. 001
2604 Tessary Park Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 132, PAR. 03300
Nashville Tn. 37204 (CITY) / (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	MAP 132, PAR. 03301

FOR AND 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, SANDRA K. HOWARD AND SUE ELLA MILLER, unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL G. O'BRIEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON & ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

19698

IDENTIFICATION

MAR 28 9 41 AM '89

FEE $ 2 WILSON W. HOLDER
DAVIDSON COUNTY

9577 03/28 0101 03CHECK 903.50

unimproved ( ) This is improved (XX) property, known as 8661 and 8663 WHITES CREEK PIKE, JOELTON, 37080
(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 heir 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 covey 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 our hand s this 27th day of March, 19 89

Sandra K. Howard
SANDRA K. HOWARD

Sue Ella Miller
SUE ELLA MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7802 PAGE 49

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA K. HOWARD AND SUE ELLA MILLER

the bargainor S, 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 Goodlettsville, Tennessee, this 27th day of March, 19 89

Commission expires 1.23.93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

TRACT I:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Tract I on the unrecorded plan of the Hewitt property, described according to a survey made by Z. J. Wilkinson, Surveyor, October 30, 1947, as follows: BEGINNING in the center of a new road, the southwest corner of Tract II on the said unrecorded plan of the Hewitt property; thence N 84 deg. W 1103 feet to a stake in branch, old beech and poplar pointers; thence N 51 deg. W 495 feet to a stake; thence N 21 deg. W 561 feet to stake; thence N 1 deg. E 231 feet to a stake, elm and sugar pointers; thence S 83 deg. E 510 feet to a stake; thence S 1 deg. W 95 feet to a stake at the foot of a bluff; thence S 80 deg. E 610 feet to a stake; thence N 78 deg. E 190 feet to the center of said new road, the northwest corner of said Tract II; thence with the center of said road S 22 deg. E 1033 feet to the beginning, containing 28.04 acres, more or less.

TRACT II:

A certain tract of land situated in the 16th Civil District of Robertson County, Tennessee, described as follows: BEGINNING at a stone, formerly an old oak stump, the northeast corner of this land and a corner to Cloud in George Edwards line; thence with Cloud's line S 21 deg. W 8 poles; thence S 24 deg. E 42 poles to a corner to Cloud; thence S 49 deg. E 29.4 poles to a point in the Meeting House Branch, a corner to L. E. Chambliss and O. C. Smith; thence with said Smith's line N 86 deg. W 156 poles to a stone, a corner to said Smith; thence S 12 deg. W 35 poles to a stone, a corner to said Smith; thence S 25 deg. W 25 poles to the line of Pearlie Davenport on the south bank of Sycamore Creek; thence with her line N 3 deg. E 78 poles to a stone, formerly a white oak stump on the north bank of said creek and a corner to George Edwards; thence with said creek and the line of George Edwards as follows: N 31.5 deg. E 6.6 poles, N 18 deg. E 4 poles, N 30 deg. E. 8 poles, N 11 deg. E 20 poles to point about opposite the middle of a rock bluff on the north side of the creek, N 31 deg. E 33.6 poles, N 37.5 deg. E 9.6 poles, N 38 deg. E 8 poles, N 83 deg. E 16 poles, S 86 deg. E 14 poles, S 77.5 deg. E 14.2 poles, S 67 deg. E 19 poles, S 63.5 deg. E 7 poles, S 68 deg. E 4.3 poles, S 79 deg. E 7.3 poles, S 69 deg. E 16 poles to a large oak tree near the fork of Sycamore Creek; thence up the south prong of said creek, S 82 deg. E 14.6 poles, N 85 deg. E 13 poles to the beginning, containing 82.5 acres, more or less, by Planimeter calculation.

INCLUDED in the above described property but EXCLUDED therefrom is a portion of the above described property having been conveyed to Sandra K. Howard and Sue Ella Miller, by deed of record in Book 283, page 611, Register's Office for Robertson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron spike in the center of a 15-foot easement leading to Whites Creek Pike, being S 75 deg. 24' 52" W 1570.0 feet from a point at the center of Whites Creek Pike (Hwy. 431 South) at the south end of bridge, thence with the center of said easement, with Inez Garner property, S 75 deg. 46' 02" W 38.50 feet to an iron spike, N 60 deg. 32' 02" W 78.45 feet to an iron spike, N 84 deg. 24' 05" W 38.25 feet to an iron spike, S 69 deg. 10' 54" W 71.53 feet to an iron spike, S 85 deg. 51' 25" W 56.67 feet to an iron spike, then leaving easement, N 01 deg. 25' 36" E with a hollow, passing an iron rod at 15.00 feet in all a distance of 390.97 feet to the center of Sycamore Creek, then with said centerline, S 75 deg. 20' 25" E 161.14 feet, then leaving creek, S 16 deg. 00' 00" E passing an iron rod at 90.00 feet in all a distance of 367.67 feet to the beginning, containing 1.72 acres, more or less, as per survey of P. Anthony Chapdelaine, Jr., dated 12/16/83.

TRACT I AND II: Being the same property conveyed to Sandra K. Howard and Sue Ella Miller, by deed of record in Book 7326, page 26, Register's Office for Davidson County, Tennessee, and in Book 285, page 760, Register's Office for Robertson County, Tennessee.

Sandra K. Howard
SANDRA K. HOWARD

Sue Ella Miller
SUE ELLA MILLER

EXHIBIT A CONTINUED

TRACT III:

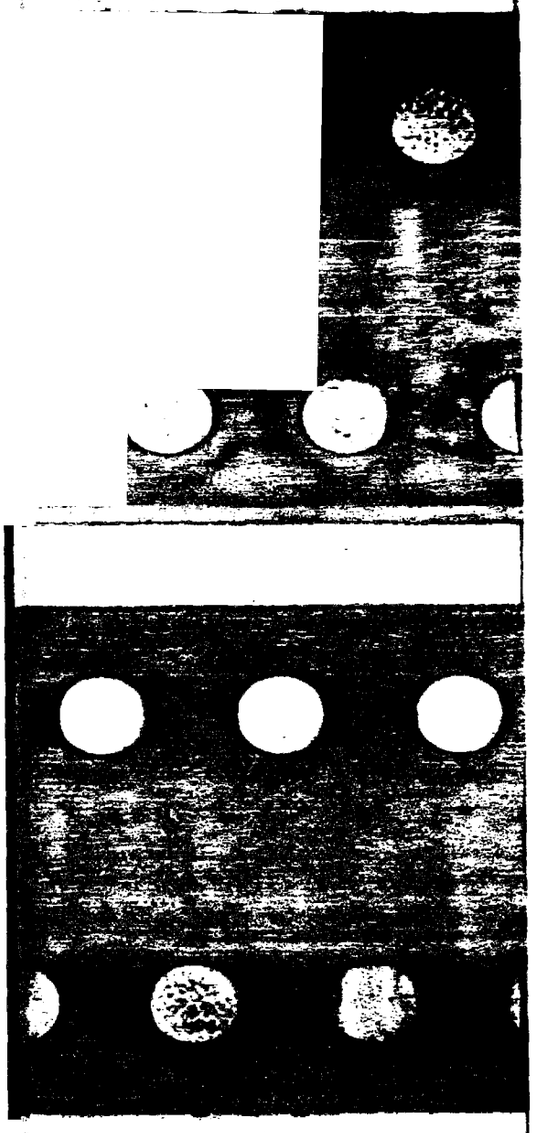
BEGINNING at an iron spike in the center of a 15-foot easement leading to Whites Creek Pike, S 75 deg. 24' 52" W 1570.00 feet from a point at the center of Whites Creek Pike (Hwy. 431 South) at the south end of a bridge, thence with the center of said easement, with Inez Garner property, S 75 deg. 46' 02" W 38.50 feet to an iron spike, N 60 deg. 32' 02" W 78.45 feet to an iron spike; N 84 deg. 24' 05" W 38.25 feet to an iron spike; S 69 deg. 10' 54" W 71.53 feet to an iron spike, S 85 deg. 51' 25" W 56.67 feet to an iron spike, then leaving easement, N 01 deg. 25' 36" E with a hollow passing an iron rod at 15.00 feet in all a distance of 390.97 feet to the center of Sycamore Creek, then with said centerline, S 75 deg. 20' 25" E 161.14 feet, then leaving creek, S 16 deg. 00' 00" E passing an iron rod at 90.00 feet in all a distance of 367.67 feet to the beginning, containing 1.72 acres, more or less, as per survey of P. Anthony Chapdelaine, Jr., dated 12/16/83.

RIGHT-OF-WAY: There is included in the conveyance of Tract III, a permanent Right-of-Way over and across said easement for the purpose of ingress and egress, from and to this land and Whites Creek Pike.

TRACT III: Being the same property conveyed to Sandra K. Howard and Sue Ella Miller, as joint tenants with right of survivorship, by deed of record in Book 283, page 611, Register's Office for Robertson County, Tennessee.

Sandra K. Howard
SANDRA K. HOWARD

Sue Ella Miller
SUE ELLA MILLER



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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 52

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 270000.00
CON TX 891.00
PRFEE 0.50
MDEED 12.00
TOTAL 903.50
CHECK 903.50

03/28/89 01 09:42 0001 9577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19698

IDENTIFICATION

MAR 28 9 41 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 194059