ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
William O'Brien and wife Susan O'Brien Tract #5 Charles R. Dornan Tract	William O'Brien 3600 Keystone Ave. Nashville, TN. 37211	Part of Map 174 Par 5 to be assigned

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles R. Dornan and wife Martha J. Dornan,** have bargained and sold, and by these presents do transfer and convey unto the said **William O'Brien and wife Susan O'Brien** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT #5

A certain parcel of land situated in Davidson County, Tennessee, a being a portion of the property as recorded in Deed Book 5789, Page 576, in the R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being the southwest corner of the Robert Stafford property as recorded in Deed Book 5755, Page 648, in the R.O.D.C., Tennessee.

Thence S 80 42'00" E a distance of 662.91 feet to a point;

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Thence S 82 42'00" E a distance of 410.00 feet to a point;

Thence S 83 41'00" E a distance of 15.00 feet to a point;

Thence around a curve to the right, said curve having a central angle of 34 48'26", a radius of 342.58 feet, a length of 208.12 feet, a tangent of 107.38 feet, and a chord which bears S 23 43'13" W for a distance of 204.93 feet to a point;

Thence N 83 34'00" W a distance of 1,026.14 feet to a point;

Thence N 06 26'00" E a distance of 235.00 feet to the point of beginning and containing 5.170 acres of land more or less.

Being the same property conveyed to Charles R. Dornan by deed from Rick M. Johnson, Trustee, of record in Book 8165, Page 154, Register's Office for Davidson County, Tennessee. The said Martha J. Dornan joins in this instrument for the purpose of conveying any and all interest, due to marital status.

This conveyance is subject to a Public Utility Easement to the Metropolitan Government of Nashville, Davidson County, Tennessee and Private Road Right of Way and Maintainance Agreement of record in Book 8165, Page 141; Register's Office for Davidson County, Tennessee.

The following restrictions shall be a covenant running with the land for a period of 25 years from date of this deed:

1. No residence shall be constructed with less than 1,200 sq. ft. of living area, excluding garages and porches.
2. No block foundations left exposed.
3. All residential building must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.
4. All barns and related type buildings must be set back 200 feet or more from public road line.
5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
6. No swine or commerical poultry may be kept on property.
7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

This is unimproved property, known as: **Tract #5, Charles R. Dornan Tract.**

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.

Whenever 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 15th day of NOVEMBER, 1990.

Charles R. Dornan
CHARLES R. DORNAN

Martha J. Dornan
MARTHA J. DORNAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Dornan and wife Martha J. Dornan bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of NOVEMBER, 1990.

Houston E. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $40,000.00

William L. Obrien
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF NOVEMBER, 1990.

Houston E. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/26/92

73696

IDENTIF. TREFERENCE

Nov 19 2 39 PM '90

FELIX Z. HALSEY REGISTER
DAVIDSON COUNTY TN.

3633 11/19 0101 03CHECK 139.00

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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
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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

11/19/90 01 14:38 0001 8638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73696

IDENTIF. REFERENCE

Nov 19 2 39 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 374639