WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. V. Stephens, Jr., et ux	SAME	MAP 91-2
(NAME)	(NAME)	
6818 Gower Road		PARCEL 291
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		12W-25630
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTEEN THOUSAND 00/100 DOLLARS ($18,000.00) CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John William O'Brien and Clara Odessie Hudgens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. V. Stephens, Jr. and wife, Lillie B. Stephens, 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:

and in Davidson County, Tennessee, being the southwest part of Block "H" on the Map of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said part of said Block "H" fronts 60 feet on the north side of New York Avenue and runs back between parallel lines, along the east margin of 6th Avenue North, 75 feet to a dead line.

being the same property conveyed to Hubert L. O'Brien and wife Elver O'Brien by deed from Royce Bush and wife Earline Bush of record in Book 710, Page 183, said Register's Office. The said Hubert L. O'Brien and Elver O'Brien both having since died, with Hubert L. O'Brien predeceasing the said Elver O'Brien, she devising said property by will of the Grantors as of record in Will Book 173, Page 857, Probate Court for Davidson County, Tennessee.

Improved Property 5510 New York Avenue Nashville, TN 37209
(House Number) (Street) (City) (State) (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 our hands this 6th day of June, 1991.

John William O'Brien — Clara Odessie Hudgens

WILLIAM O'BRIEN CLARA ODESSIE HUDGENS

PICK-UP

FELIX P. MCCONNICO REGISTER DAVIDSON COUNTY, TN

JUN 19 10 55 AM '91

IDENTIFICATION REFERENCE

2 3 8 0 9

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 John William O'Brien, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6TH day of JUNE, 1991.

Harold E Collins
NOTARY PUBLIC

My commission expires: 1-23-94

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF FLORIDA)
)
COUNTY OF Seminole)

5658 06/19 0101 03CHECK 66.40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Odessie Hudgens, the bargainor 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 therin contained.

Witness my hand and official seal at Fern Park, Florida, this 13th day of June, 1991.

Georganna L. Sillett
NOTARY PUBLIC

My commission expires: Notary Public, State At Large, Florida My Commission Expires August 8, 1994

STATE OF FLORIDA NOTARY PUBLIC GEORGANNA L. SILLETT

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $18,000.00
[Subscribed and sworn to before me, this the 18 day of
[June, 1991.
[
[Affiant
[My commission expires: 1-23-94
[(Affix Seal)
[
[NOTARY PUBLIC

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 375

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 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 6.00
TOTAL 66.40
CHECK 66.40

06/19/91 01 11:00 0001 5658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 8 0 9.

IDENTIFICATION REFERENCE

JUN 19 10 56 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 432674