STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 93

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 1994

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARTIN E. O'BRIEN, UNMARRIED	CASH TRANSACTION NEW OWNER	43-16-69
(NAME) 127 QUEEN ANNE DRIVE	(NAME)	11D 91709
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, MELVIN W. O'BRIEN, UNMARRIED

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

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. 18 ON THE PLAN OF KINGSWAY GREEN SUBDIVISION, OF RECORD IN PLAT BOOK 3842, PAGE 227, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELVIN W. O'BRIEN AND WIFE, THELMA S. O'BRIEN BY DEED FROM KINGSWAY GREENS OF AMERICA, INC. OF RECORD IN BOOK 4392, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID THELMA S. O'BRIEN HAVING SINCE DIED ON AUGUST 13, 1989 IN DAVIDSON COUNTY, TENNESSEE. THE SAID THELMA S. O'BRIEN BEING ONE AND THE SAME PERSON AS THELMA EARLINE S. O'BRIEN.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

8434 7.

IDENTIFICATION REFERENCE

JAN 20 8 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved X property, known as 127 QUEEN ANNE DRIVE , MADISON , TN , 37115 (unimproved)

(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 15th day of January, 19 93

~~MELVIN W. O'BRIEN, UNMARRIED~~ Melvin W. O'Brien

STATE OF TENNESSEE
County of SUMNER

BOOK 8843 PAGE 986

Personally appeared before me,
MELVIN W. O'BRIEN, UNMARRIED
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 1993

Commission expires November 19, 1994

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

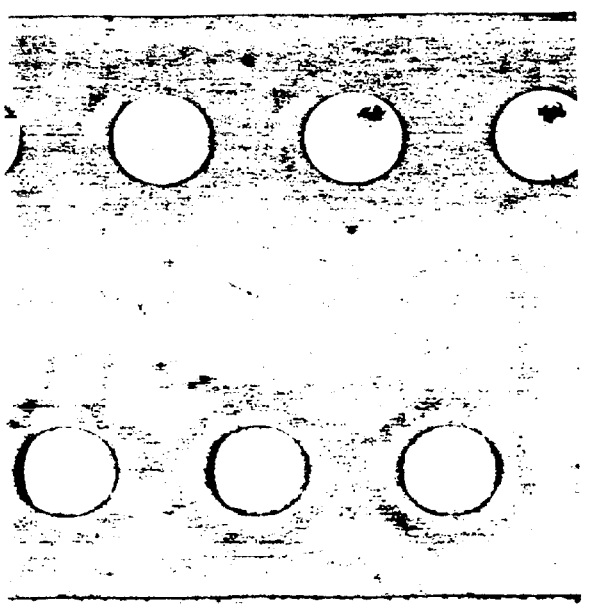
MELVIN W. O'BRIEN, UNMARRIED

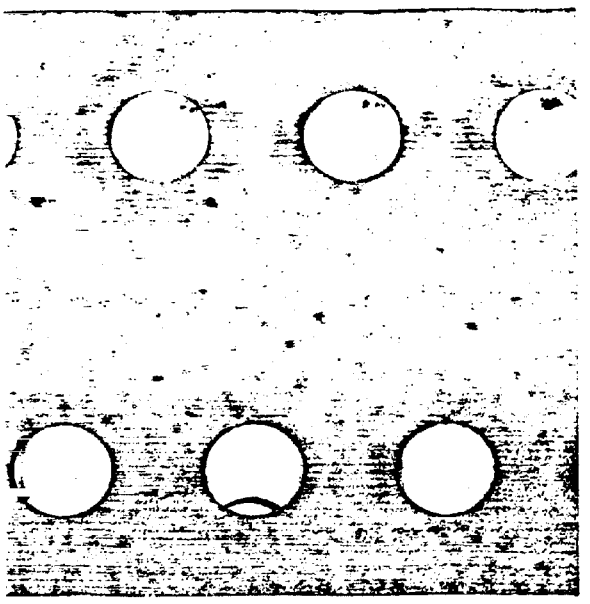
TO

MARTIN E. O'BRIEN, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

7738 01/20 0101 02CHECK 111.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8843 PAGE 987

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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
			CAMT	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50
01/20/93	01		08:20 0001	7738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8434 7

IDENTIFI REFERENCE

JAN 20 8 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 612482