PREPAREL BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32873)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 315000.00

Affiant

Sworn and subscribed before me this 11th day of March, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Max I. Shaff Michelle D. Shaff 597 Harpeth Trace Drive Nashville, Tennessee 37221	SAME	143-02A-066

[illegible] 03CHECK 1174.50

WARRANTY DEED

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, the undersigned **Thomas Patrick O'Brien and spouse, Julie A. O'Brien,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Max I. Shaff and spouse, Michelle D. Shaff,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 66 on the plan of Phase Three Harpeth Trace Estates, of record in Book 5200, page 51, 52 and 53, Register's Office for said County.

SAID Lot No. 66 fronts 52.45 feet on the northeasterly margin of Harpeth Trace Drive and extends back 177.16 feet on the northwesterly line and 161.92 feet on the southeasterly line to a dead line in the rear, measuring 73.93 feet thereon.

BEING the same property conveyed to Thomas Patrick O'Brien and wife, Julie A. O'Brien by deed from Beginnings, Inc. of record in Book 7018, page 453, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Thomas Patrick O'Brien by Julie A. O'Brien as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 597 Harpeth Trace Drive, Nashville, Tennessee 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 11th day of March, 1993.

Thomas Patrick O'Brien

Thomas Patrick O'Brien, By: Julie A. O'Brien, Atty-In-Fact

Julie A. O'Brien

Julie A. O'Brien

State of Tennessee
County of Davidson

On this 11th day of March, 1993, before me the undersigned authority, personally appeared **Julie A. O'Brien,** 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public

State of Tennessee
County of Davidson

BOOK 8386 PAGE 354

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie A. O'Brien**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thomas Patrick O'Brien**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thomas Patrick O'Brien and Julie A. O'Brien

TO: Max I. Shaff and Michelle D. Shaff

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.

References to the singular include the plural, when applicable.

Julie A. O'Brien

Julie A. O'Brien, Affiant

Sworn to and subscribed before me this

11th day of March, 1993.

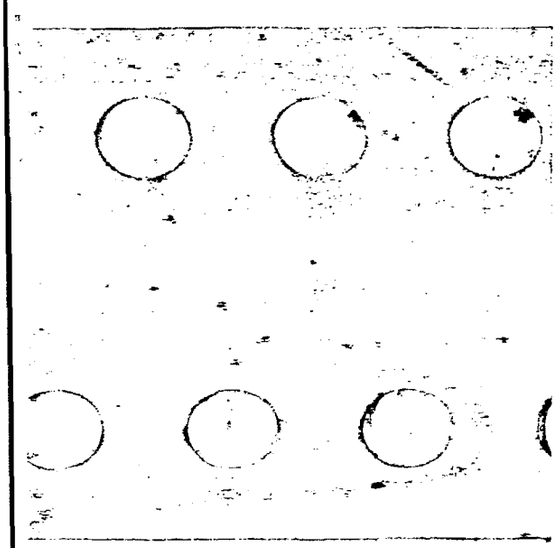
Notary Public

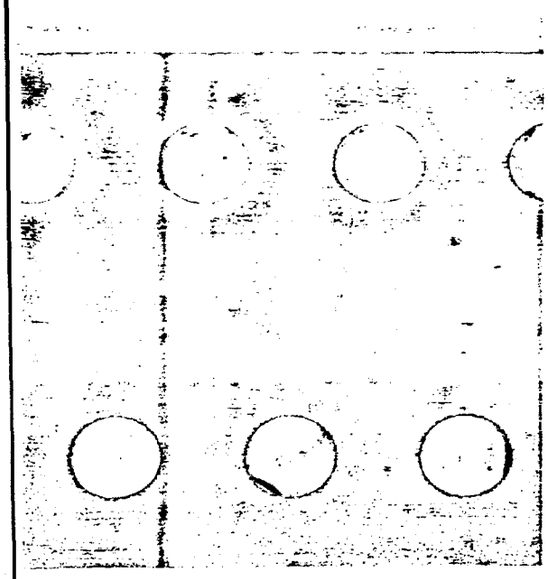
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

FEE PAID REFERENCE

9 9 7 6 0





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 355

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

AMT
315000.00
CON TX 1165.50
PRFEE 1.00
AMEED 8.00
TOTAL 1174.50
CHECK 1174.50
12/12/93 01 09:01 0001 1827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93760

REFERENCE

DEC 12 3 03 PM '93

No. 629358