This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9060 PAGE 476

ADDRESS NEW OWNER:
Earl Daniels and Linda Daniels
801 Bishopgate Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
STM Mortage Company
1250 Mockingbird Lane
Dallas, TX 75247

MAP AND PARCEL:
MAP 149-2B
PARCEL 72
2D-74616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Earl Daniels and wife, Linda Daniels, as tenants by the entirety, 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:

> BEING Lot No. 123, on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien, by deed from Centex Homes Corporation, a Nevada Corporation of record in Book 7031, Page 847, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien to CTX Mortgage Company, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 7031, Page 850, and note of even date thereby secured, in the original principal amount of $86,950.00, now payable to STM Mortgage Company. And for the same consideration Grantees hereby assume the obligations of Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affirs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account and insurance transferred to Grantees. Loan No. 059985-2

This conveyance subject to Declaration of Covenants and Restrictions, of record in Book 6236, Pages 683 through 733, both inclusive, amended in Book 6295, Pages 503, 506, 520, 534; Book 6300, Page 409, et seq.;re-recorded in Book 6306,Page 833, et seq.; Book 6496, Pages 100, 107, 114, et seq.; Book 6518, Pages 184, 188 and 190; Articles of Incorporation of Piccadilly Square Homeowners Association as amended in Book 6295, Page 504 et seq., Pages 548, 556, 564, et seq.; and Book 6300, Page 431, et seq.; By-Laws of the Association as amended in Book 6295, Pages 572, 580, 588 and Book 6300, page 431, et seq.; Amendments to Information Brochure of record in Book 6295, Pages 596 and 602, et seq., and Book 6300, Page 439, et seq.

This is improved property known as 801 Bishopgate Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Daniels and wife, Linda Daniels, their heirs and assigns, forever; and we, Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 27th day of August, 1993.

Philip Joseph O'Brien IV

Paula Elaine O'Brien

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Philip Joseph O'Brien IV and wife, Paula Elaine O'Brien the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 90,119.09.

AFFIANT

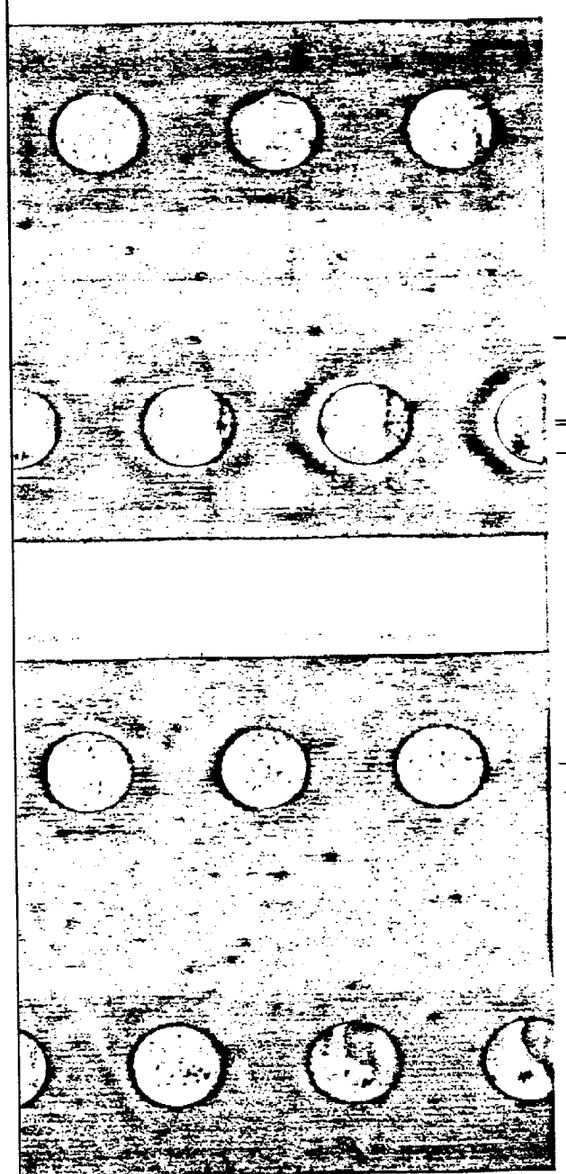
Subscribed and sworn to before me this 27th day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

56650
IDENTIF. ↑ REFERENCE

93 AUG 27 PM 2:09

4809 08/27 0101 CHECK 342.50



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 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 90119.09
				CON TX 333.37
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.37
				CHECK 342.37

08/27/93 01 14:08 0001 4809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56650
IDENTIF. ↑ REFERENCE

93 AUG 27 PM 2:09

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 691099