BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10th DAY OF December, 93

Notary Public

MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. O'Brien (NAME)	First Republic Mortgage (NAME)	MAP 118-10 #29
812 Park Terrace (ADDRESS)	3310 West End Avenue 4th Floor (ADDRESS)	MAP 118-10 #28
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Kevin L. Hitchcock and Kathryn Parks Hitchcock, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. 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:

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 44 and 45, of Block "D" on the Map showing the Subdivision of Blocks "C" and "D" of Battlefield Estates, as of record in Book 974, page 59, Register's Office for said Coutny. Said Lot Nos. 44 and 45, adjoin and front together 60 feet on the north side of Park Terrace, and run back between lines, 171 feet on the east line of Lot No. 44, and 143.6 feet on the west line of Lot No. 45, to a dead line in the rear on which they measure 60 feet.

INCLUDED BUT EXCLUDED herefrom is that part of the property condemned by the State of Tennessee, as of record in Book 4423, page 636, Register's Office, as follows:

Being parts of Lots 44 and 45 of Block "D", Map of Battlefield Estates, Section 2, of record in Book 974, page 59, Register's Office for said County. Beginning at a point in the common boundary line between Lot Nos. 43 and 44 of said plan, said point being 84 feet northerly from the north margin of Park Terrace; thence North 61° 19' West 60 feet to a point in the common boundary line of Lots 45 and 46 of said plan; thence with said boundary north 12 deg. east 41.2 feet to the northeast corner of Lot No. 46; thence with the southerly boundary line of 55, 56, 57, 58 and 60 of said plan North 74° east 60 feet to the northwest corner of Lot No. 43; thence with the westerly boundary of Lot No. 43, South 9° 55' West 87 feet to the point of beginning, and containing 3,528 square feet.

TRACT II:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CONTINUED

unimproved ( )
This is improved (X) property, known as 812 Park Terrace, Nashville, TN 37204
(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 our hands this 10th day of December, 19 93

Kevin L. Hitchcock

Kathryn Parks Hitchcock

BOX 15

BOOK 9189 PAGE 758

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 Kevin L. Hitchcock and Kathryn Parks Hitchcock, both unmarried

the 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 10th day of December, 93.

Commission expires May 25, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Warranty Deed from Kevin L. Hitchcock and Kathryn Parks Hitchcock, to James G. O'Brien.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

[redacted]

BOX 15

BOOK 9189 PAGE 759

LEGAL DESCRIPTION CONTINUATION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 42 and 43 of Block "D" on the map showing the subdivision of Blocks "C" and "D" of Battlefield Estates, Section No. 2, as of record in Book 974, page 59, Register's Office for said County.

Said Lot Nos. 42 and 43 adjoin and front 60 feet on the northerly side of Park Terrace and run back between parallel lines 171 feet to a dead line in the rear.

As to Tract I:

Being the same property conveyed to Kevin Lamont Hitchcock and Kathryn Marie Parks, both unmarried, by deed from Neil Franklin Christy and wife, Emily Christy of record in Book 7658, page 502, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Kevin Lamont Hitchcock and Kathryn Marie Parks to Kevin L. Hitchcock and wife, Kathryn Parks Hitchcock of record in Book 8726, page 147, Register's Office for Davidson County, Tennessee.

As to Tract II:

Being the same property conveyed to Kevin L. Hitchcock and wife, Kathryn Parks Hitchcock by deed from Claudia C. Bonnyman, Clerk & Master of record in Book 8660, page 160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97689
IDENTIFICATION REFERENCE

93 DEC 16 PM 3:50

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5061 12/16 0101 03CHECK 286.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9189 PAGE 769

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 286.80
				CHECK 286.80
12/16/93	01			15:51 0001 5061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97689

IDENTIFICATION

93 DEC 16 PM 3:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 735049