BOOK 9335 PAGE 620

mail THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

2520 05/05 0101 03CHECK 190.60

ADDRESS NEW OWNER:

NANCY S. SUTTON, A MARRIED WOMAN
3624 CEDARWOOD AVENUE
NASHVILLE, TN 37215

MAP/PARCEL NUMBER:

MAP 61-4, PARCEL 97

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Nancy S Sutton

AFFIANT

Subscribed and sworn to me, this the 29TH day of APRIL, 1994.

Denise C. Allis

Notary Public

My commission expires: 3-11-96

NOTARY PUBLIC AT LARGE

94 MAY -5 AM 10:51

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

46812

IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, 1, LAWRENCE KEVIN O'BRIEN, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said NANCY S. SUTTON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1409 Hayesboro Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

JANICE MERLE O'BRIEN, wife of L. KEVIN O'BRIEN, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 29TH day of APRIL, 1994.

L. Kevin O'Brien
By Thos M Black, Atty in Fact
L. KEVIN O'BRIEN

Janice Merle O'Brien
By Thos M Black, Atty in Fact
JANICE MERLE O'BRIEN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, to me known to be the person who executed the foregoing instrument in behalf of L. KEVIN O'BRIEN AND WIFE, JANICE MERLE O'BRIEN, and acknowledged that HE) executed the same as the free act and deed of the said L. KEVIN O'BRIEN AND WIFE, JANICE MERLE O'BRIEN, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 29 day of April, 1994.

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

BEING Lots Nos. 1 on the Map of Hayesboro Development Copany's Hayesboro subdivision as of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plan for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lawrence Kevin O'Brien by Quitclaim Deed from Dorothy E. O'Brien, of record in Book 8155, page 301, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on Plan of record in Book 1130, page 47, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

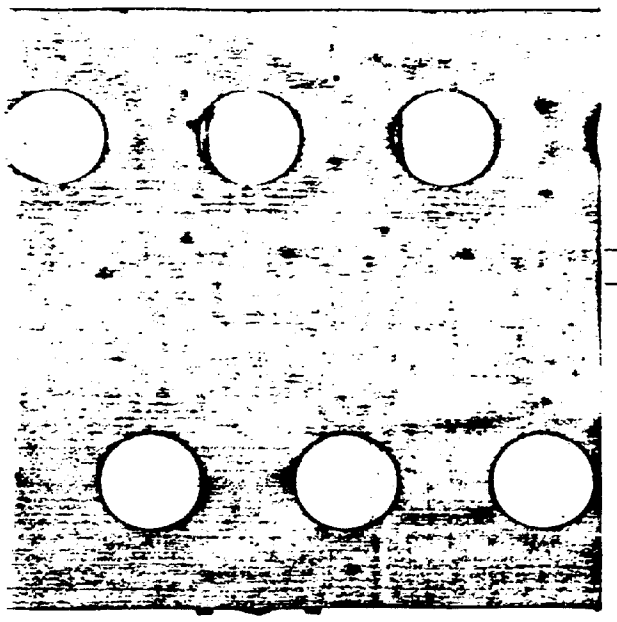
RECEIVED OF _____

FOR _____

BOOK 9335 PAGE 623

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	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	12.00
TOTAL	190.60
CHECK	190.60

05/05/94 01 10:50 0001 2520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46812
IDENTIF. ↑ REFERENCE

94 MAY -5 AM 10:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 787593