Box 32

BOOK 9564 PG 214

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36038
Dav. Co. ~~File: Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian O'Donohue 2006 GRAYBAR LANE Nashville, Tennessee 37215	McKenzie Banking Company 1137 East Wood St. Paris, Tennessee 38242

TAX MAP-PARCEL NUMBERS: 117-03B-064

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 **Sam L. Russell, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian O'Donohue and spouse, Kathleen M. O'Donohue,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-1 Parcel Bo. 64 on the plan of the plan of The Villager of record in Book 5200, Page 154, voided and vacated by the plan of record in Book 5200, Page 201, Register's Office for said County towhich plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Sam L. Russell, a single person, by deed from Elizabeth Thomas Robertson, as devisee under the will of Frances Dixon Potter of record in Book 9136, Page 48, said Register's Office.

SUBJECT to the Master Deed of record in Book 5435, Page 665 and corrected in Book 5487, Page 967, said Register's Office, which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Sam L. Russell by Helen Ann Ward 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: 2601 Hillsboro Road, E1, Nashville, Tennessee 37212

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,

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 **Helen Ann Ward**, 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 **Sam L. Russell**, 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 30th day of December, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Sam L. Russell

TO: Brian O'Donohue

AFFIDAVIT

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.

Helen Ann Ward, Affiant

Sworn to and subscribed before me this

30th day of December, 1994.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

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 30th day of December, 1994.

Sam L Russell

Sam L. Russell, By: Helen Ann Ward, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 38000.00

Affiant

Sworn and subscribed before me on the 30th day of December, 1994.

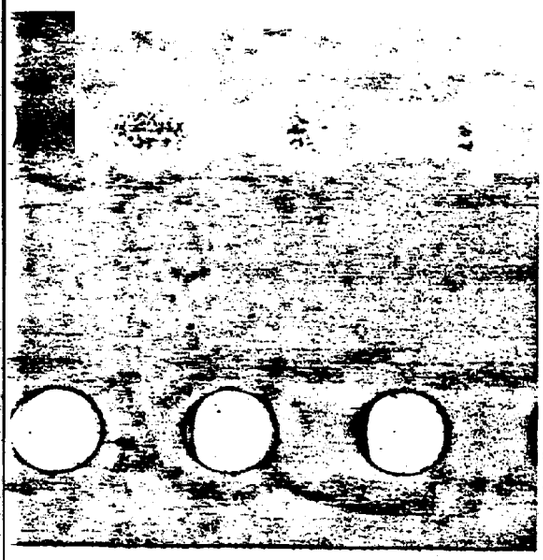
Notary Public I. DYKE TATUM

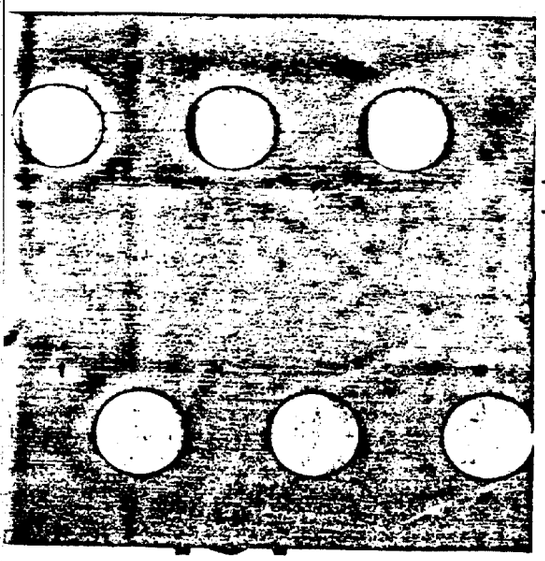
My Commission Expires: 07/26/97

95 JAN -5 AM 9:10
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

22909
IDENTIF. + REFERENCE

9290 01/05 0101 03CHECK 153.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9564 PG 217

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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	12.00
TOTAL	153.60
CHECK	153.60

01/05/95 01 09:10 0001 9290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22909

IDENTIF. ↑ REFERENCE

95 JAN -5 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869160