ty ow , inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 123
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

BOOK 9639 PG 240

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
LINDA H. SANSOM 1027 Rachel's Square Hermitage, TN 37076	First Bank & Trust 1691 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	MAP PARCEL 075-11-0 269.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

Linda H Sansom
AFFIANT

SWORN to and subscribed before me this 30th day of March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3/29/99

RECEIVED FOR RECORD
95 MAR 31 PM 12:28
DAVIDSON COUNTY, TENNESSEE
22264

WARRANTY DEED

FOR AND IN CONSIDERATION of Fifty-Five Thousand Five Hundred Dollars ($55,500.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **RICK O'CONNOR**, a single person, by these presents does hereby sell and convey unto **LINDA H. SANSOM**, a single person, her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 95B of the Zone Lot Division of lots 80 thru 101 and 103 thru 107 Rachel's Square Section 2 as of record in Plat Book 6250, page 542, Register's Office for said County, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Rick O'Connor by deed from Rick O'Connor Enterprise, a sole proprietorship, of record in Book 8318, page 531, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1027 Rachel's Square, Hermitage, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as set forth herein as follows:

1. Restrictive covenants contained in instrument of record in Book 6519, page 512, Book 6619, page 779, Book 6455, page 135, Register's Office for Davidson County, Tennessee.

2. All matters on the Plan of record in Book 6250, page 542, Register's Office, for Davidson County, Tennessee, which includes and shows an Owners Certificate, a 30 foot minimum building setback line from Rachel's Square Dr. and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot.

3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

4. Subject to Declaration of covenants, conditions and restriction of record in Book 6619, page 777, Register's Office for Davidson County, Tennessee, and to By-Laws of the Rachel's Square Homeowners Association of record in Book 6619, page 782, Register's Office for Davidson County, Tennessee.

5. Metropolitan Nashville, Davidson County property tax for year 1995, a lien but not yet due and payable.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said grantee, her heirs and assigns, against the lawful claims of all persons whatsoever.

Witness my hand this 30th day of March, 1995.

Rick O'Connor

Rick O'Connor, A Single Person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa C. Mullikin, a Notary Public in and for the State and County aforesaid, personally appeared the within named **Rick O'Connor**, a single person, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1995.

Lisa C Mullikin
Notary Public

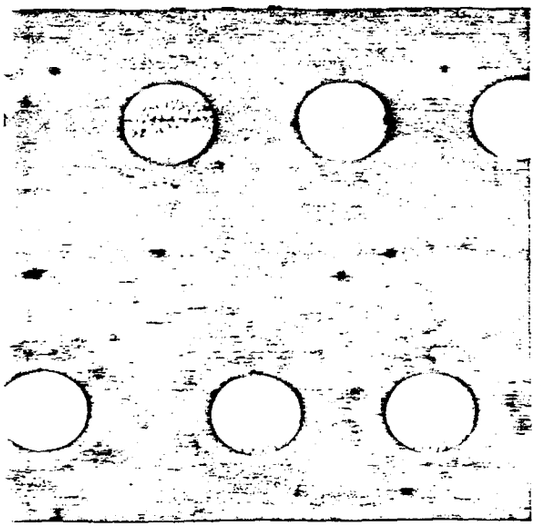
My Commission Expires:

My Commission Expires JULY 27, 1996

LISA C. MULLIKIN NOTARY PUBLIC DAVIDSON COUNTY, TN

RE\DeedWa.RO
3-28-95

3304 3RD AVE 1101 37209 214.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

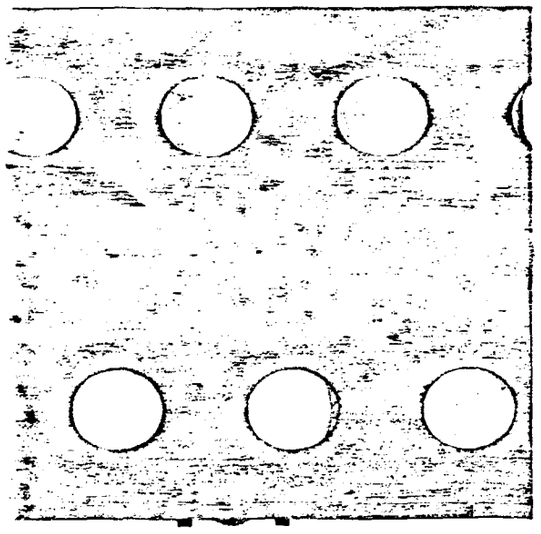
RECEIVED OF _____

FOR _____

BOOK 9639 PG 242

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 35500.00
CON TX 205.35
PRFEE 1.00
WDEED 8.00
[illegible] 214.35
CHECK 214.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/95 01 10:26 0001 8304

49222
IDENTIFICATION REFERENCE
95 APR -6 AM 10: 27
[illegible]

No. 897822