RECORD & RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE SUITE C
GOODLETTSVILLE, TN 37072

BOOK 9787 PG 823

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN 2707 Abbott Martin Road Nashville, Tennessee	Same as Owner	Map 117-130-A Parcel 138.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald B. Buchanan, Trustee for the Estate of ALBERT DULING, JR., Deceased, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN, hereinafter referred to as Grantees their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

13:5 09/07 0101 03CHECK 656.50

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Lots 5 and 6, Pointset Condominium, of record in Book 5158, Page 261, Register's Office for said County, and being located on Lot No. 5 on the Plan of Pointset as of record in Book 5050, Page 65, said Register's Office, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of record in Book 5158, Page 244, Register's Office.

BEING the same property conveyed to Albert Duling, Jr. by deed of record in Book 5249, Page 807, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Ronald B. Buchanan, Trustee, by the Will of Albert Duling, Jr. of record in the Probate Court for Lee County, Florida, Case No. 90-2254-CP, and the Affidavit of Inheritance filed simultaneously herewith.

THIS CONVEYANCE IS SUBJECT to property taxes for the year 1995 which have been prorated and assumed by the Grantees, all matters shown on the Plan of record in Book 5050, Page 65, and shown on Exhibit "B" to the Master Deed of record in Book 5158, Page 261, and the Master Deed and By-Laws of record in Book 5158, Page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 2707 Abbott Martin Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN, their 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 as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 1 day of September, 1995.

Ronald B. Buchanan Trustee
RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 175,000.00

Candy Adams
Affiant

Sworn to and subscribed before me on this the 1 day of September, 1995.

Lynda R Hall
NOTARY PUBLIC
My Comm. Expires: 11/20/96

95 SEP -7 AM 11:02
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00097776

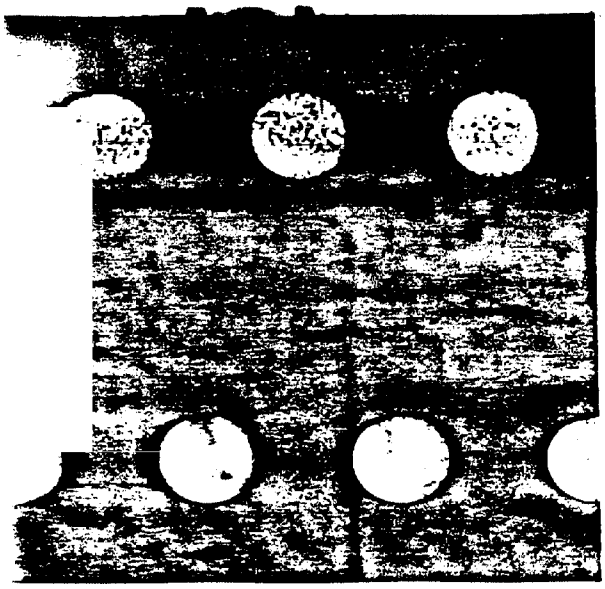
STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, 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 Notarial Seal at office in Hendersonville, Tennessee, on this the 1 day of September, 1995.

Kay McWilde
NOTARY PUBLIC

My Comm. Expires: 7/28/96



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

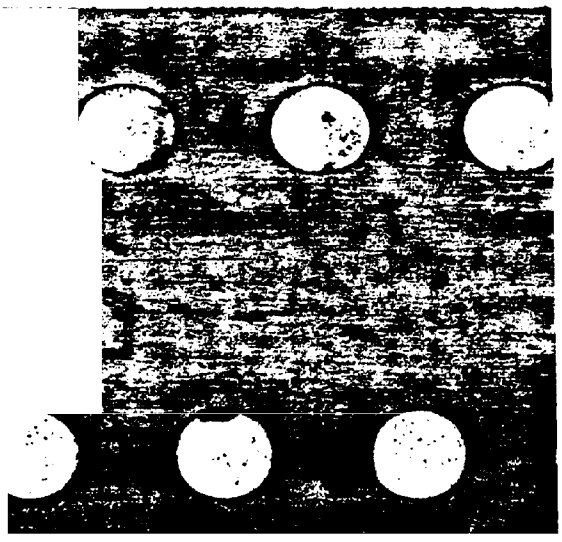
RECEIVED OF _____

FOR _____

BOOK 9787 PG 825

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

09/07/95 01 11:04 0001 1365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097776
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950257