This instrument was prepared by: Wm Thomas McHugh, 2100 First American Center, Nashville, Tennessee 37238-0091

WARRANTY DEED

BOOK 9958 PG 411

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
TIMOTHY ALLEN O'BRIEN	S A M E	148 - 05
303 Leo Court		163.00
Nashville, TN 37211		

Mail

I, JANE EDWARDS O'BRIEN, an unmarried widow, reserving unto myself a life estate in and to the real property herein below described, for good and valuable considerations, including compliance by the Grantee with the agreement between said Grantee and his siblings below referenced, the receipt and sufficiency of which is hereby acknowledged, have this date and by these presents bargained and sold, and do hereby transfer and convey the remainder interests in said realty unto my son TIMOTHY ALLEN O'BRIEN, the grantee herein, his heirs, and his assigns, the following described real property situated within Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 49 on the Plan of Haywood Acres, Section I, as of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 49 fronts 44.19 feet on the southeasterly die of Leo Court turnaround, and runs back 189.9 feet on the northerly line and 144 feet on the southwesterly line, to a dead line in the rear on which it measures 190 feet.

Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from Shufeld Company, as of record in Book 2991, Page 362, said Register's Office, and being the same property conveyed to Paul M. O'Brien and wife, Jane E. O'Brien, as tenants by the entirety, by warranty deed from Randall Phillips, et ux dated June 8, 1960 as same appears of record in Book 3097, Page 1 RODC, Tennessee. Paul M. O'Brien having since died in testate within Davidson County, Tennessee, leaving as his surviving widow Jane E. O'Brien, the Grantor hereunder.

This conveyance is made subject to the restrictions recorded in Book 2928, Page 102; and to the easements and limitations shown on the Map of record in Book 2900, Page 17.

STATE OF TENNESSEE
COUNTY OF DAVIDSON,

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Sworn to and subscribed before me this 27 day of October, 1995.

Jane Edwards O'Brien
Affiant

My Commission Expires: 7-25-98

Pamela Smith
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

This is improved property known as 303 Leo Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are 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 for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This conveyance of the remainder interest in the above described realty is subject to the existing agreement between my son Timothy Allen O'Brien, and his siblings, namely Paul Maurice O'Brien, Jr., Michael Thomas O'Brien, Vincent Patrick O'Brien, Phillip Martin O'Brien, and Gretchen O'Brien Brown, same being all of my surviving children and by the terms of which the said Timothy Allen O'Brien, (the remainderman) has agreed to pay and each of my children as aforesaid have agreed to accept, individually, the sum of Ten Thousand and no/100ths ($10,000.00) Dollars each, for and in consideration of their individual share of the real estate comprising what otherwise, but for this warranty deed, would be an asset of my estate. The payment to the named siblings shall be made within no more than one hundred (100) days from and after the date of my demise, and in the event of default on the part of Timothy Allen O'Brien, or should he predecease me or perish with me in a common disaster, then and in that event each other child of mine shall be released and relieved of the obligation to honor the existing agreement as aforesaid, and may pursue his or her legal remedies, at law or in equity, and receive that portion of my real estate as would be his or her entitlement pursuant to the statutes of descent and distribution as presently in force and effect within the State of Tennessee, as of the date of my execution of this warranty deed. Otherwise, the agreement between my children with respect to the described realty, which has been their homeplace, shall be binding upon them and shall not be made the subject of any judicial review by any tribunal.

WITNESS my hand this 27th day of October, 1995.

Jane Edwards O'Brien

JANE EDWARDS O'BRIEN
Grantor

FEB 27 AM 10:15
FRED Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01539919

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JANE EDWARDS O'BRIEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 27th day of October, 1995.

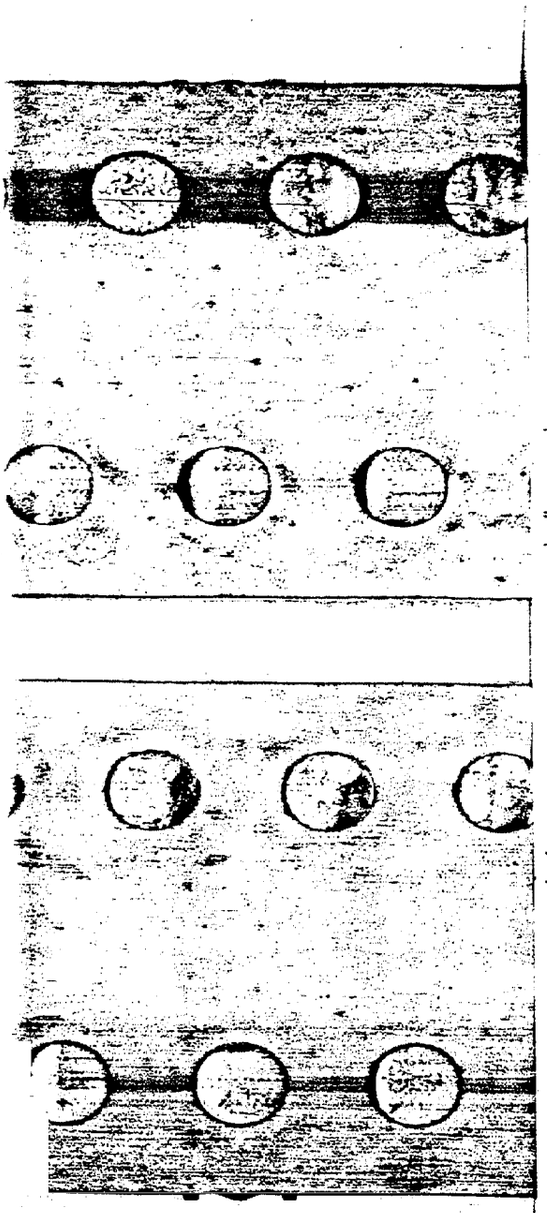
1780 02/27 AM01 03CHECK 194.00

Pamela Smith

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE PAMELA SMITH

My Commission expires: 7-25-98



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 413

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/27/96 01 10:17 0001 1780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153919
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009930