0209776 Box 5 of B

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

BOOK 10141 PG 195

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

96 AUG -1 PM 1:21

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38025
Dav. Co. File: Box 8

1911 08/01 0101 03CHECK 512.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cassandra P. Russell 2006 Graybar Lane Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-110-3 07DA 91325

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 **Brian F. O'Donohue and spouse, Kathleen M. O'Donohue,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cassandra P. Russell,** 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. 2006 on the plan of Turnberry Square Condominiums, of record in Book 6686, page 166 and amended in Book 6814, page 165 and Book 8747, page 521, said Register's Office and to which exhibit to the master deed reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Brian F. O'Donohue and wife, Kathleen M. O'Donohue by deed from SHN Partnership, a Tennessee Partnership Composed of George N. Spiva, Vianda H. Hill and North American Properties, Inc., a Tennessee Corporation, of record in Book 9126, page 440, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6686, Page 166 and amended in Book 6814, Page 165 and Book 8747, Page 521, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Kathleen M. O'Donohue by Brian O'Donohue 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: 2006 Graybar Lane, Nashville, TN 37215

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, unless otherwise herein set out.

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 26th day of July, 1996.

Brian F. O'Donohue

Brian F. O'Donohue

Kathleen M. O'Donohue by Brian F. O'Donohue attorney in fact

Kathleen M. O'Donohue, By: Brian O'Donohue, Atty-In-Fact

State of Tennessee
County of Davidson

On this 26th day of July, 1996, before me the undersigned authority, personally appeared **Brian F. O'Donohue**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 135000.00

Affiant

Sworn and subscribed before me on the 26th day of July, 1996.

STATE OF TENNESSEE JUNE E. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY

June E. Atkinson

Notary Public

My Commission Expires: May 28, 2000

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 **Brian O'Donohue**, 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 **Kathleen M. O'Donohue**, 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 26th day of July, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Brian F. O'Donohue and Kathleen M. O'Donohue

TO: Cassandra P. Russell

A F F I D A V I T

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.

Brian O'Donohue, Affiant

Sworn to and subscribed before me this

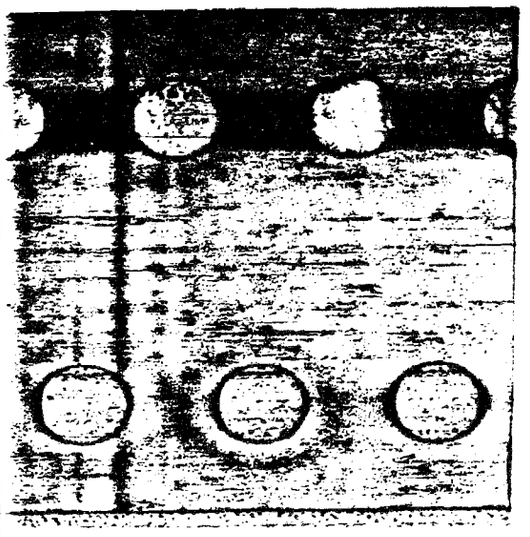
26th day of July, 1996.

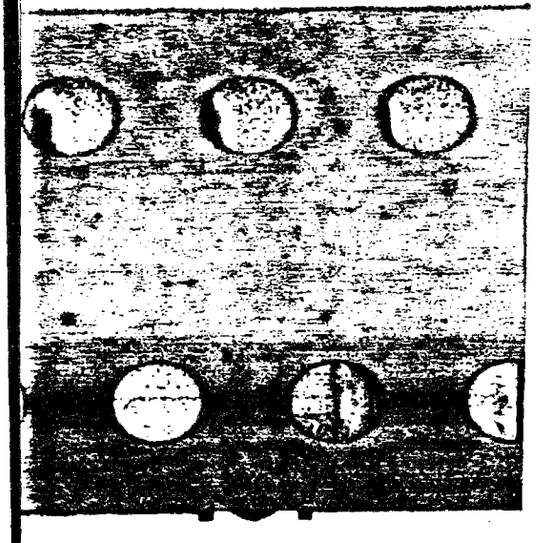
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 198

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			MDEED	12.00
			TOTAL	512.50
			CHECK	512.50
08/01/96	01		13:24 0001	1911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209776
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:1[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1069494