26 B

BOOK 10163 PG 576

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ella Jo O'Brien 1055 Bald Eagle Drive Kingston Springs, TN 37082	NEW OWNER	Map 91-11 Parcel 171

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
Prepared from information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Thomas Edward O'Brien, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Ella Jo O'Brien (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

96 AUG 21 PM 4:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02 16855
IDENTIFICATION REFERENCE

PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1995 and 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4804 Indiana Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

x Ella Jo O'Brien
Affiant

Subscribed and sworn to before me this 20th day of August, 1996.

Notary Public

My Commission Expires 1-24-98

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of August, 1996.

Thomas E. O'Brien

Thomas Edward O'Brien

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 **Thomas Edward O'Brien**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-99

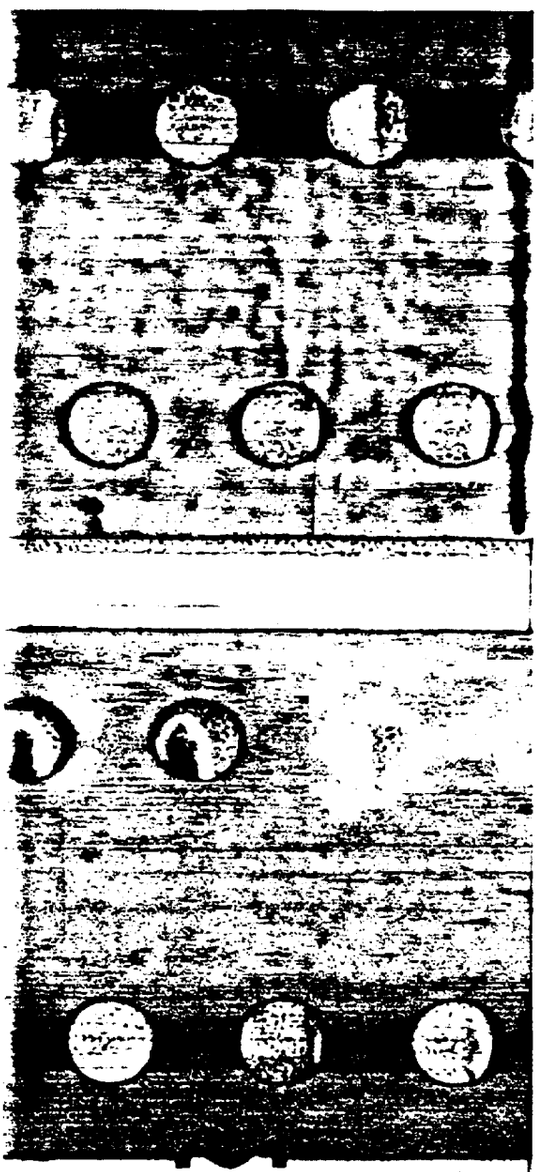
EXHIBIT A

BEING Lots Number 709 and 711 of Blk 101, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lots Number 709 and 711 front together 50 feet on the northerly side of Indiana Avenue and run back parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas Edward O'Brien by Final Decree/Judgement of Divorce of record in Book 9858, Page 505, said Register's Office for Davidson County, Tennessee.

9501 08/21 0101 03CHECK 105.50



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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 579

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

08/21/96 01 16:08 0001 9501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216855
IDENTIF. ↑ REFERENCE

96 AUG 21 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022060