0218189

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

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 26 PM 1:28

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38020
Dav. Co. File: Box 8

BOOK 10167 PG 540

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean P. O'Brien 2410 Blair Boulevard Nashville, Tennessee 37212	PNC Mortgage Corporation P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 104-11-336

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 **Jeffrey R. Hanna, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean P. O'Brien, unmarried,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 151 on the plan of Brandsford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for said County.

SAID Lot No. 151 fronts 55.00 feet on the northerly margin of Blair Boulevard, formerly Long Avenue and extends back 180.8 feet on the easterly line and 179.5 feet on the westerly line with the easterly margin of 25th Avenue South, to an alley measuring 55.00 feet thereon.

BEING the same property conveyed to Jeffrey R. Hanna and wife, Melody McNair Hanna by deed from Emma Neal Batson, an unmarried person, of record in Book 7302, page 140, Register's Office for said County. Melody McNair Hanna has since conveyed her interest in subject property to Jeffrey R. Hanna by quitclaim deed of record in Book 8039, page 428, said Register's Office.

Matraca M. Berg, spouse of, Jeffrey R. Hanna, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Matraca M. Berg by Jeffrey R. Hanna 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: 2410 Blair Boulevard, Nashville, Tennessee 37212

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 23rd day of August, 1996.

Jeffrey R. Hanna

Matraca M. Berg, By: Jeffrey R. Hanna, Atty-In-Fact

State of Tennessee
County of Davidson

On this 23rd day of August, 1996, before me the undersigned authority, personally appeared **Jeffrey R. Hanna**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ 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: $ 260000.00

Affiant

Sworn and subscribed before me on the 23rd day of August, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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 **Jeffrey R. Hanna**, 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 **Matraca M. Berg**, 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 23rd day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jeffrey R. Hanna and Matraca M. Berg

TO: Sean P. O'Brien

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.

Jeffrey R. Hanna, Affiant

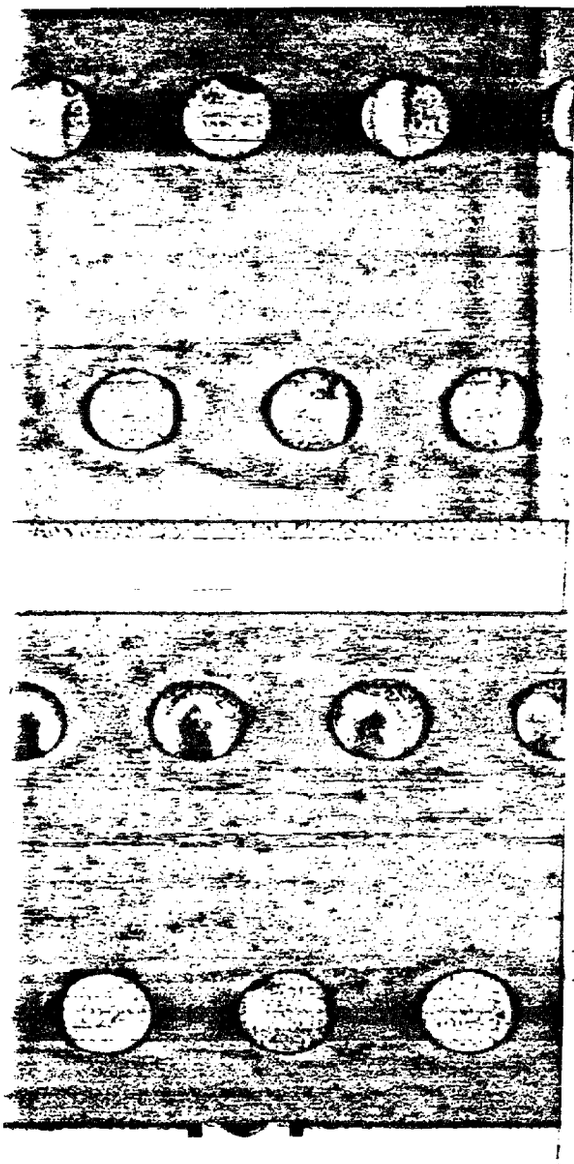
Sworn to and subscribed before me this
23rd day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0883 08/26 0101 03CHECK 975.



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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 543

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	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	975.00
			CHECK	975.00
08/26/96	01		13:29 0001	0883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218189
IDENTIFICATION REFERENCE

96 AUG 26 PM 1:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023427