File 14433
File Box 9B
(First Title)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10390 PG 450

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL J. O'BOYLE (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	Map 130-9
405 West Brookfield Drive (STREET ADDRESS OR ROUTE NUMBER)	FIRST AMERICAN CENTER (STREET ADDRESS)	Parcel 154
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37237 (CITY) (STATE) (ZIP)	F.B. BM9510

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KRISTIN C. TAYLOR, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. O'BOYLE AND WIFE, PATRICIA C. O'BOYLE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 3, Block "3" on the Plan of The Highlands of Belle Meade No. 1, of record in Book 547, page 180, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, March 25, 1968 as follows:

Beginning on the southwesterly margin of Brookfield Drive at a point 296.75 feet southeast of the easterly margin of Midland Drive, said point being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, south 34 deg. 30 min. west 199 feet to the common corner of Lots 3, 4 and 5; thence with the line between Lots Nos. 3 and 5, south 35 deg. 30 min. east 100 feet to a point 50 feet northwest of the corner of Lots Nos. 2 and 3; thence north 54 deg. east 243.6 feet to the southerly margin of Brookfield Drive at a point 25 feet northwest of the corner of Lots No. 2 and 3; thence with the southerly margin of Brookfield Drive, northwestwardly 175 feet to the beginning.

Being the same property conveyed to Donald B. Taylor and wife, Kristin C. Taylor by deed from Perry M. Parrott, Jr. and wife, Lynn B. Parrott of record in Book 7930, page 571, said Register's Office. Donald B. Taylor has since conveyed his interest in said property to Kristin C. Taylor by quitclaim deed of record in Book 8743, page 969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1072, page 598; (3) Easements of record in Book 1049, page 231, and Book 944, page 101; and (4) All matters appearing on the Plan of record in Plat Book 547, page 180, said Register's Office.

Donald B. Taylor, spouse of Kristin C. Taylor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Kristin C. Taylor.

This is improved (X) unimproved ( ) property, known as 405 West Brookfield Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of March, 19 97.

Kristin C. Taylor
KRISTIN C. TAYLOR

DONALD B. TAYLOR

UNITED KINGDOM

STATE OF TENNESSEE

BOOK 10393 PG 451

COUNTY OF Davidson Berkshire

Personally appeared before me, the undersigned, a Notary Public in and for said County and ~~State~~ Country

KRISTIN C. TAYLOR AND DONALD B. TAYLOR

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of March, 19 97.

~~My commission expires~~ My faculty endures for so long as I practice Notary Public

GILES R. SHEDDEN
Notary Public
8 SHEET ST. WINDSOR
ENGLAND SL4 1BD
TEL 01753 851591

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 572,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

KRISTIN C. TAYLOR

TO

MICHAEL J. O'BOYLE AND WIFE,
PATRICIA C. O'BOYLE

PLEASE RETURN TO:

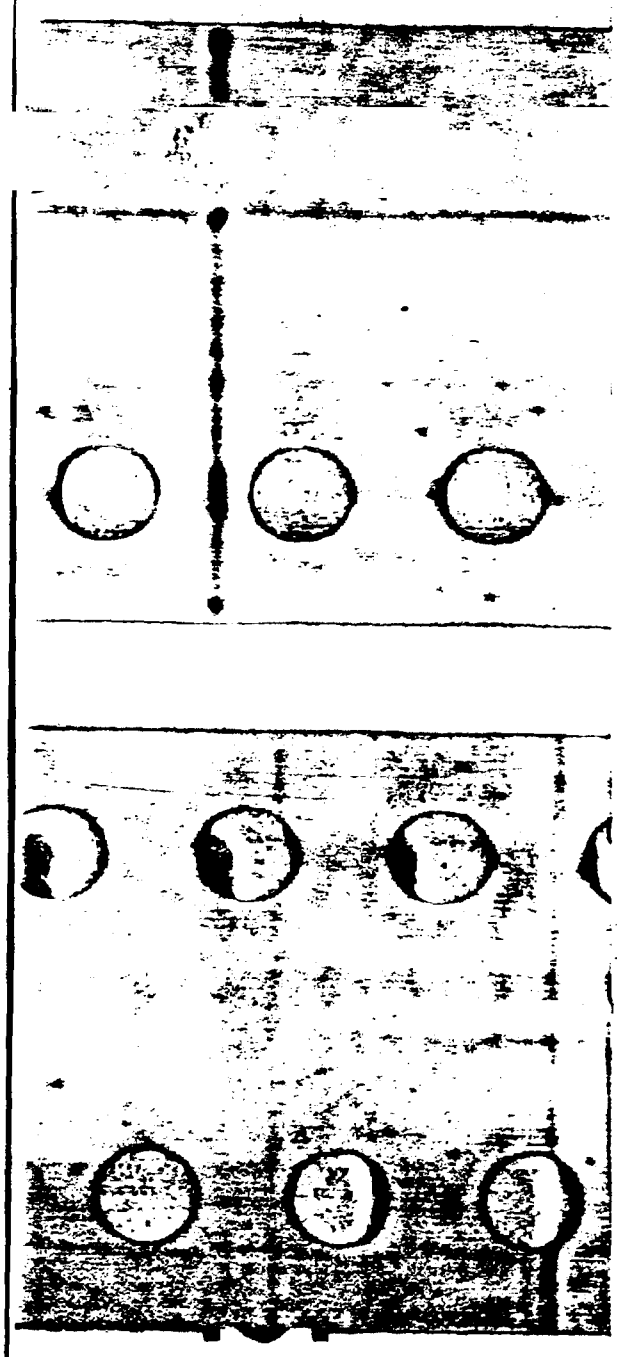
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

IDENTIFICATION ENDORSEMENT

DAVIDSON COUNTY, TN

97 MAR 25 PM 1:15

0980286



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10390 PG 452

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
572500.00
CON TX 2118.25
PRFEE 1.00
WDEED 8.00
TOTAL 2127.25
CHECK 2127.25

03/25/97 01 10:16 0001 0675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0286286
IDENTIF. & REFERENCE

97 MAR 25 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1130972