THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,900.00

Evalyn L. Hull
Affiant

Subscribed and sworn to before me, this 2nd day of May 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
FRANK C. HULL 108 Rosebank Avenue Nashville, Tennessee 37206	PACIFIC SOUTHWEST BANK 4144 N. Central Expressway #106 Dallas, Texas 75204	MAP 83-3 PARCEL 184

WARRANTY DEED

BOOK 10443 PG 496

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND NINE HUNDRED AND NO/100------ ---------- ($ 50,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, LUCY ERIN O'BRIEN RUSSELL AND JENNIFER JO O'BRIEN SMITH hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANK C. HULL AND WIFE, EVALYN L. HULL hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 3 on the Plan of W. S. Ashworth's Subdivision of certain lots in the town of Brownsville of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

SAID westerly one-half of Lot 3 fronts fifty (50) feet on the northerly side of Rosebank Avenue and runs back between parallel lines with the easterly margin of an alley, 160.0 feet to an alley in the rear.

BEING the same property conveyed to Lucy Jane O'Brien (aka Johnnie Lucy O'Brien) by deed from Robert G. Hendricks and wife, Allene C. Hendricks, of record in Book 5270, page 671, Register's Office for Davidson County, Tennessee; the said Johnnie Lucy O'Brien having since died and her Will of record in Will Book 212, page 787, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Lucy Erin O'Brien and Jennifer Jo O'Brien; the said Lucy Erin O'Brien and Jennifer Jo O'Brien both having since married and are now known as Lucy Erin O'Brien Russell and Jennifer Jo O'Brien Smith.

7611 05/06 0101 03CHECK 197.33

This is improved property known as 108 Rosebank Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.S. Ashworth's S/D of lots in town of Brownsville of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of May, 19 97.

Lucy Erin O'Brien Russell
LUCY ERIN O'BRIEN RUSSELL
by Dorothy A. O'Brien, Attny. in fact

Jennifer Jo O'Brien Smith
JENNIFER JO O'BRIEN SMITH
by Dorothy A. O'Brien Attny. in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10443 PG 497

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

97 APR 17 PM 3:18
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

03011316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

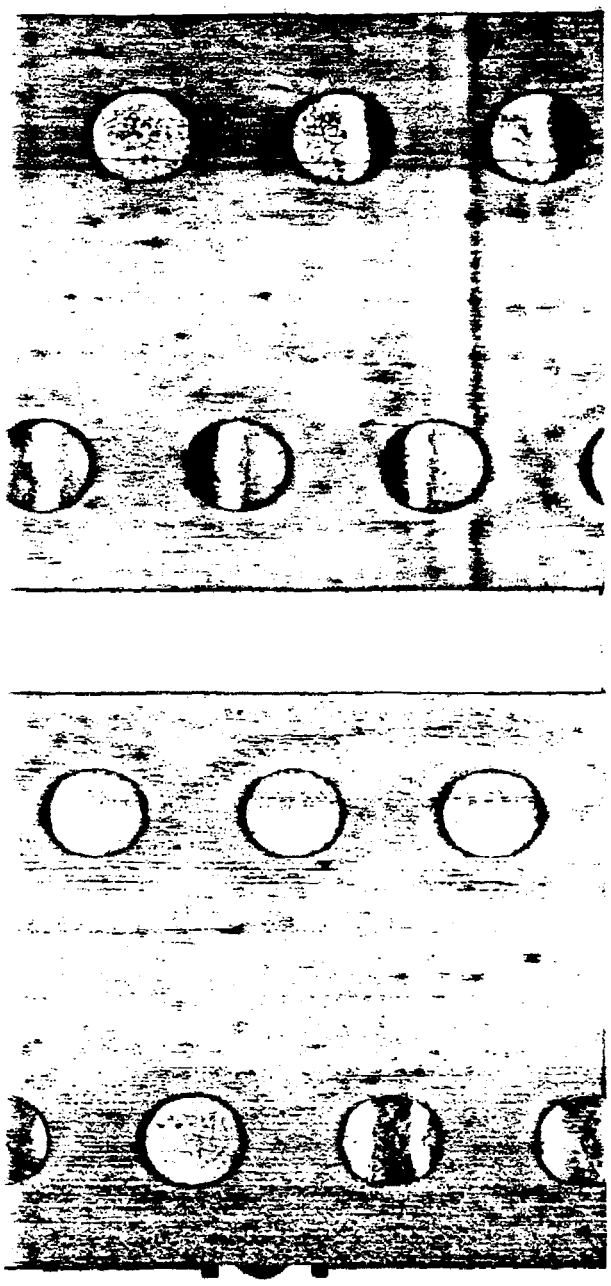
BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared DOROTHY A. O'BRIEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LUCY ERIN O'BRIEN RUSSELL and JENNIFER JO O'BRIEN SMITH and acknowledged that she executed the same as the free act and deed of the said LUCY ERIN O'BRIEN RUSSELL and JENNIFER JO O'BRIEN SMITH.

WITNESS my hand and seal this 17th day of April, 1997.

Notary Public

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 11/22/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 498

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 50900.00
CON TX 188.33
PRFEE 1.00
WDEED 8.00
TOTAL 197.33
CHECK 197.33

05/06/97 01 09:48 0001 7611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03018 16
IDENTIF. & REFERENCE

97 MAY -6 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1147676