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FILE BOX 45

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $164,500.00. Dennis P McNamee **Affiant** Subscribed and sworn to before me, this 23 day of June, 1997. Notary Public My Commission Expires: 5/30/99

Address New Owner As Follows:
Dennis P. McNamee and
Cynthia A. Sigler
6323 St. Henry Drive
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
129-11-0-045
7DZ 36509

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD J. O'HARA AND WIFE, JANE Y. O'HARA,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DENNIS P. MCNAMEE AND CYNTHIA A. SIGLER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, together with a deed of easement of record in Book 6842, page 20, Register's Office for Davidson County, Tennessee.

Said Lot Not. 190, which is a corner lot, fronts 114.0 feet on the southeasterly margin of St. Henry Drive and fronts 86.1 feet on the southwesterly margin of Percy Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 139.0 feet on the southeasterly line and 111.0 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Richard J. O'Hara and wife, Jane Y. O'Hara by deed from Charles R. Dunlap and wife, Sarah C. Dunlap, of record in Book 7860, page 783, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom

2. Restrictive covenants contained in instrument of record in Book 3466, page 89, Register's Office for Davidson County, Tennessee, and made applicable by instrument of record in Book 3534, page 128, Register's Office for said County.

3. Matters shown on the Plan of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

4. Deed of Easement for fence and asphalt drive, of record in Book 6842, page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as 6323 St. Henry Drive, Nashville, TN 37205.

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; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of June, 1997.

Richard J. O'Hara
Richard J. O'Hara

Jane Y. O'Hara
Jane Y. O'Hara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD J. O'HARA,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, 1997.

Wesley D. Turner
Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/30/99

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE Y. O'HARA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, 1997.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03199976

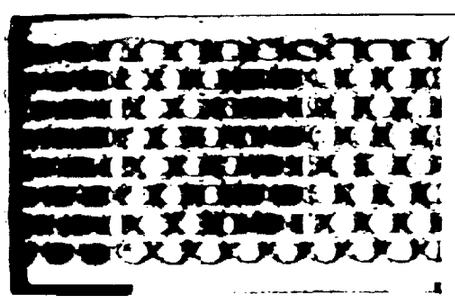
IDENTIF. ↑ REFERENCE

97 JUN 26 PM 12:11

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7609 06/26 0101 03CHECK 621.65

0073451.01



OFFICIAL RECEIPT

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

RECEIVED OF _____

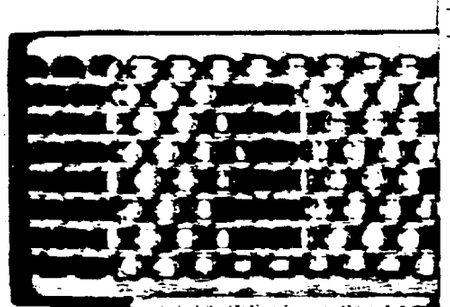
FOR _____

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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	
				164500.00
			CON TX	608.65
			PRFEE	1.00
			WDEED	12.00
			TOTAL	621.65
			CHECK	621.65
06/26/97	01		12:12 0001	7609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03199176
IDENTIF. ↑ REFERENCE

97 JUN 26 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167420