WARRANTY DEED

BOOK 10592 PG 331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,900.00

R. C. Wright, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah R. Augustin	Biltmore Mortgage Corporation	MAP 108-12 B
(NAME)	(NAME)	
4041 Windwood Lane	4301 Hillsboro Road, Suite 301	PARCEL 133CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dwayne Keith O'Brien and wife, Delisa Denton O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah R. Augustin and R. C. Wright, Jr., both unmarried

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

Being Lot No. 70, on the plan of Phase 1-A, Section 5, Harborview, of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dwayne Keith O'Brien and wife, Delisa Denton O'Brien by deed from Frank Batson Homes, Inc. of record in Book 9151, page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 485, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 7471, page 26, Book 7646, pages 142, 147 & 149, Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8634, page 19 and Book 8856, page 161 said Register's Office.

unimproved ( )
This is improved (X) property, known as 4041 Windwood Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness our hand s this 29th day of August 19 97

Dwayne Keith O'Brien

Delisa Denton O'Brien

BOOK 10592 PG 332

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 Dwayne Keith O'Brien and wife, Delisa Denton O'Brien

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 19 97.

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE
COUNTY OF

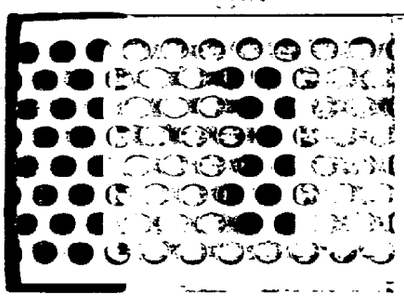
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

03414168
IDENTIFICATION REFERENCE
MAIL ENV.
97 SEP -3 AM 11:11
REGISTER
DAVIDSON CO. TENN.
3971 09/03 0101 03CHECK 641.33



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

RECEIVED OF _____

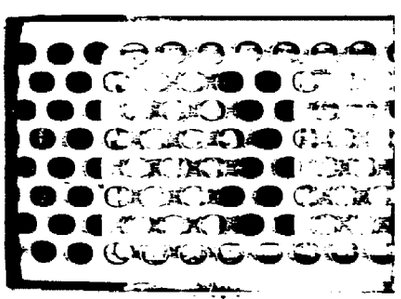
FOR _____

BOOK 10592 PG 333

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	CAMT	TOTAL PAID
					170900.00
				CON TX	632.33
				PRFEE	1.00
				WDEED	8.00
				TOTAL	641.33
				CHECK	641.33
09/03/97		01	11:09	0001	3971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03441168
IDENTIFICATION REFERENCE

97 SEP -3 AM 11:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193453