FORM NO. WD-1

FILE NO. 36333

FILE BOX "7"

BOOK 10895 PG 731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March, 1998

Notary Public

MY COMMISSION EXPIRES 1/28/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Patton (NAME)	S A M E (NAME)	116-3-B-153
330 Franklin Rd #135-A-200 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 78094
Brentwood, TN 37027 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, AUDREY PHELAN O'BRIEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Patton, unmarried A/K/A C. Aaron Patton

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 Unit No. 153 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 153.

BEING the same property conveyed to Audrey Phelan O'Brien by deed from George M. Rader and wife, Mary Dale Rader of record in Book 5639, page 894, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowner's Association, of record in Book 5282, Page 972, and its attendant Bylaws of record in Book 5282, Page 972, respectively in said Register's Office.

unimproved ( ) This is improved (X) property, known as 4505 Harding Road, Unit #153, Nashville, Tennessee 37205
(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 my hand this 9th day of ~~January~~ March, 19 98

X Audrey Phelan O'Brien By Thomas Wesley O'Brien as attorney in fact
AUDREY PHELAN O'BRIEN

STATE OF TENNESSEE }
Davidson County }

BOOK 10895 PG 732

Personally appeared before me, _____, 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 at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____Notary Public

Commission Expires_____

0428335

WARRANTY DEED IDENTIF. ↑ REFERENCE

FROM

98 APR 22 PM 3:15

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

TO

7104 04/22 0101 03CHECK 453.00

STATE OF GEORGIA)
COUNTY OF CHATHAM)

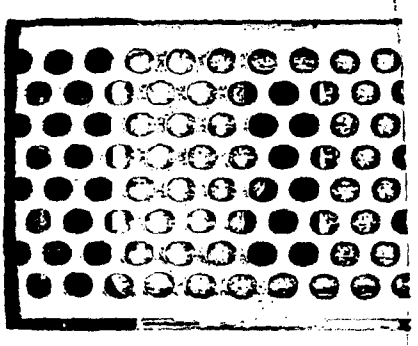
On this the 9th day of March, 1998, before me personally appeared THOMAS WEBB O'BRIEN, to be known to be the person who executed the foregoing instrument in behalf of AUDREY PHELAN O'BRIEN, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said AUDREY PHELAN O'BRIEN, as though she had personally acted.

9th WITNESS my hand and official seal at Savannah, Georgia, this the day of March, 1998.

Tracy Edenfield
NOTARY PUBLIC

TRACY EDENFIELD NOTARY PUBLIC CHATHAM CO.

My Commission Expires: Oct. 13, 2001



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

RECEIVED OF _____

FOR _____

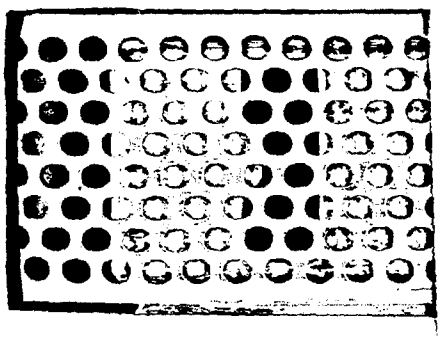
BOOK 10895 PG 733

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			120000.00	
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00

04/22/98 01 15:16 0001 7104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428335
IDENTIF. ↑ REFERENCE

98 APR 22 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 1283231