BOOK 11061 PAGE 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES July 12, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph D. O'Brien, III (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 116
419 Sunnyside Drive (ADDRESS)	P.O. Box 353 (ADDRESS)	GROUP 11
Belle Meade, Tennessee 37205 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	PARCEL30

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, Steven A. Riley and wife, Laura T. Riley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. O'Brien, III and wife, Thaver C. O'Brien

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:

EXHIBIT "A" LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a tract of land in th 7th, formerly 11th Civil District, being part of the south part of Lot 17-B and the north part of Lot 18-A, of Block "D", on the Plan of Honeywood Subdivision of the Malone Estate, not of record, and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at a point which is 1349 feet 9 inches south of the southerly margin of Malone Avenue being the southeast corner of the property conveyed to William H. Montgomery and wife, by deed of record in Book 1333, Page 414, Register's Office for said County; thence with Montgomery's southerly line westerly 221.3 feet more or less to a corner of the property conveyed to Julius Mark and wife, by deed from A. H. Grammar and wife; thence southerly along their line 86.9 feet more or less to a point in the line between Lots 18-A and 17-B; thence with the line between said lots; westerly 13.2 feet to a point at the corner of Lots 3, 4, 18-A and 17-B; thence southerly with the line between Lots 3 and 18-A, 58 feet 5 inches to a point; thence easterly 197 feet more or less to a point in the west margin of Sunnyside Drive which is 32.5 feet south of the common corner of Lots 18-A and 17-B, of Block "D"; thence with the margin of Sunnyside Drive, northerly 167.5 feet to the point of beginning.

Being the same property conveyed to Steven Allen Riley and wife, Laura T.

CONTINUED

unimproved ( )
This is improved (X) property, known as 419 Sunnyside Drive, Belle Meade, 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 our hand s this 10th day of August 19 98

Steven A. Riley

Laura T. Riley

DCTN01W 12/88

LEGAL DESCRIPTION CONTINUATION

Riley by deed from Dorothy B. Loomis of record in Book 6081, Page 242, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

98 JUL 27 AM 10:24 MICHEOK 1999.50

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. Riley and wife, Laura T. Riley

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 Brentwood, Tennessee, this 10th day of August, 19 98.

Commission expires July 16, 1999

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

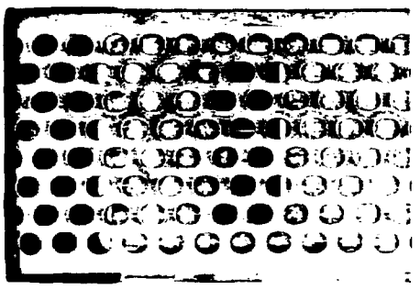
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

0473564
RECEIVED FOR RECORD
98 AUG 11 AM 10:53



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

RECEIVED OF _____

FOR _____

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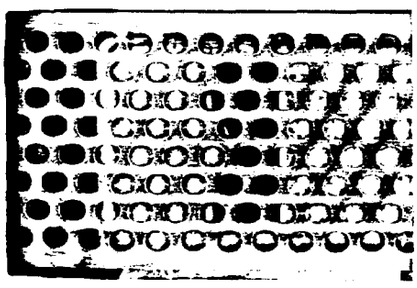
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT	485000.00
CON TX	175.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1809.50
CHECK	1809.50

08 11 98 01 10:54 0001 541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473564
IDENTIFICATION REFERENCE

98 AUG 11 AM 10:53
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 11061