BOOK 11142 PAGE 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 241,000.00

Cindy Maluschka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 10-5-01
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENNESSEE 37064

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Cooper Maluschka	First Republic Mortgage Corp	172-01-0-A-98
(NAME)	(NAME)	
77 Trotwood Down	3212 West End Ave. Ste 500	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Nashville, TN 37203	
(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, Ronald J. O'Brien and wife, Shirley V. O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy Cooper Maluschka and husband, Mark Maluschka

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:

Land in Davidson County, Tennessee being Lot No. 98on the revised Plat of Copperfield of record in Plat Book 6900, page 555 through 559, Register's Office, Davidson County, Tennessee; said Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Ronald J. O'Brien, unmarried by deed from Homes by Heritage, Inc., a Tennessee corporation by instrument of record in Book 7748, page 354, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Transmission line easement contained in an instrument of record in Book 2437, page 8, said Register's Office.

Transmission line easement contained in an instrument of record in Book 2438, page 376, said Register' Office.

Easement to Metropolitan Government of Nashville-Davidson County of record in Book 7593, pages 488 and 511, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 77 Trotwood Down, Brentwood, Tennessee 37027
(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 30th day of September 19 98

Ronald J. O'Brien

Shirley V. O'Brien

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 Ronald J. O'Brien and wife, Shirley V. 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 Franklin, Tennessee, this 30th day of September, 19 98.

Commission expires 10/22/01

Notary Public

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

Restrictive covenants contained in an instrument of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, amended and superceded in Book 7071, page 482, and further amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6900, page 555-559 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

MAIL ENV.

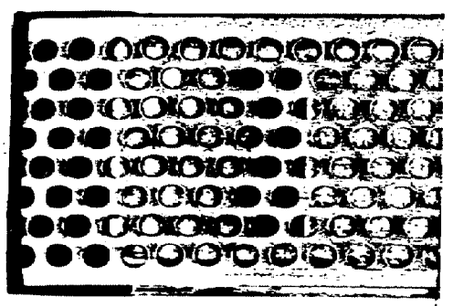
9439 10/05 0101 03CHECK 902.70

98 OCT -5 PM 1:06

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0496027



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

RECEIVED OF _____

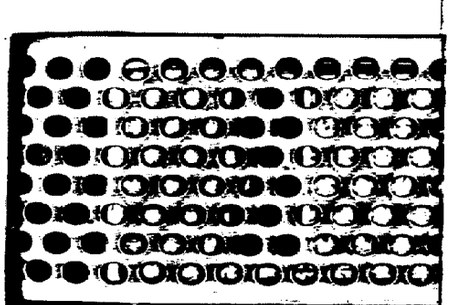
FOR _____

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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	
				241000.00
			CON TX	891.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	902.70
			CHECK	902.70
10/05/98	01		13:08 0001	9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496027
IDENTIF. ↑ REFERENCE

98 OCT -5 PM 1:07

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 135471C