PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11222 PAGE 392

ADDRESS NEW OWNER:
Michael O'Brien and Barbara Sue O'Brien
513 Clear Spring Court
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
The Community Bank
4205 Hillsboro Road, Suite 101
Nashville, TN 37215

MAP AND PARCEL:
MAP 171-8A
PARCEL P/O 126
6D-77416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert P. Sullivan and Nancy J. Sullivan, Trustees of the ROBERT P. SULLIVAN AND NANCY J. SULLIVAN REVOCABLE LIVING TRUST, dated May 21, 1993 hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael O'Brien and wife, Barbara Sue O'Brien, as tenants by the entirety, 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. 126, on the Resubdivision of Lots 135 and 126, on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 8250, Page 870, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Robert P. Sullivan and Nancy J. Sullivan, Trustees, ROBERT P. SULLIVAN AND NANCY J. SULLIVAN REVOCABLE LIVING TRUST, dated May 21, 1993, by deed from Robert P. Sullivan and wife, Nancy J. Sullivan of record in Book 11030, Page 293, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7637, Page 925; and as amended in Book 8313, Page 932; Charter of record in Book 7621, Page 700, and as amended in Book 7981, Page 971; By-Laws of record in Book 7637, Page 966; Restrictive Covenants of record in Book 7430, Page 784, as amended in Book 7565, Page 57; Book 7824, Page 254; and Book 7879, Page 576, and such easements and setback lines of record in Plat Book 8250, Page 870, said Register's Office. This conveyance is subject to a Storm Water Detention Agreement of record in Book 7350, Page 137, said Register's Office.

Taxes for 1998 have been pro-rated and paid.

This is improved property known as 513 Clear Spring Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael O'Brien and wife, Barbara Sue O'Brien, their heirs and assigns, forever; and we, Robert P. Sullivan and Nancy J. Sullivan, Trustees of the ROBERT P. SULLIVAN AND NANCY J. SULLIVAN REVOCABLE LIVING TRUST, dated May 21, 1993 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this the 24th day of November, 1998. BOOK 11222 PAGE 393

Robert P. Sullivan, Trustee

Nancy J. Sullivan, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Robert P. Sullivan and Nancy J. Sullivan with thom I am 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, and who further acknowledged that they are the Trustees of the makers, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 24th day of November, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-5-99

2047 11/25 0101 03CHECK 1002.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 268,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of November, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 7-5-99

98 NOV 25 PM 4:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

05117280

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

RECEIVED OF _____

FOR _____

BOOK 11222 PAGE 394

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 268000.00
CON TX 991.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1002.60
CHECK 1002.60

11/25/98 01 16:33 0001 2047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517280
IDENTIF. # REFERENCE

98 NOV 25 PM 4:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377087