BOOK 11272 PAGE 993

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Greg Bernard 313 Cedarwood Dr. Nashville Tn. 37211	Same as New Owner	Map 162-3 Parcel 307

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD C. O'ROURKE and wife, ROSALIE R. O'ROURKE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GREG BERNARD, a single man, hereinafter referred to as the "GRANTEE", his 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. 147 on the plan of Haywood Hills, Section 3, of record in Book 4460, pages 164 and 165, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Richard C. O'Rourke and wife, Rosalie R. O'Rourke, by deed from Martin Construction Company, a Tennessee corporation, of record in Book 4851, page 586, Register's Office for Davidson County, Tennessee.

The property is improved property located at 512 Tuscarora Drive, Antioch, Tennessee 37013.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 512 Tuscarora Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which will be paid, in full, by the Escrow Closing Attorney, at closing.
2. Subject to any and all matters as they may appear on the plan of record in Book 4460, page 165, said Register's Office.
3. Subject to Restrictive Covenants of record in Book 4691, page 670, said Register's Office.

0530597
IDENTIFICATION REFERENCE

98 DEC 30 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 28th day of December, 1998.

"GRANTORS"

Richard C. O'Rourke
RICHARD C. O'ROURKE

Rosalie R. O'Rourke
ROSALIE R. O'ROURKE

"GRANTEE"

Greg Bernard.
GREG BERNARD, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. O'ROURKE and wife, ROSALIE R. O'ROURKE, and GREG BERNARD, a single man, 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, at office, this the 28th day of December, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $68,750.00.

Greg Bernard
Affiant

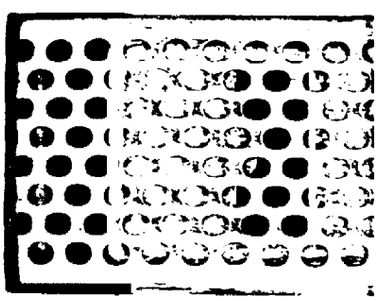
Sworn to and subscribed before me, this the 28th day of December, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

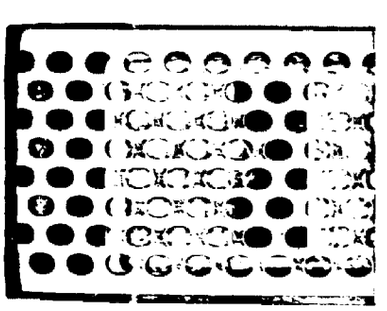
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CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0530597
IDENTIF. & REFERENCE

98 DEC 30 AM 10:50

REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403553