WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37703)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hirut Abebayhu	NationsBanc Mortgage Corporation	149-5-160
(NAME)	(NAME)	
4789 Terragon Trail	P.O. Box 35140	2DU-68896
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Louisville, KY 40232	
(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, Thomas M. O'Brien, Trustee of Trust "B" Under Will of Philip Joseph O'Brien III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hirut Abebayhu, married

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. 78 on the Plan of 2nd Revision, Terragon Trails, Section V, of record in Book 5200, Page 18, Register's Office for said County.

Said Lot No. 78 fronts 68.00 feet on the northeasterly margin of Terragon Trail and extends back 119.00 feet on the northwesterly line and 118.95 feet on the southeasterly line to a dead line in the rear, measuring 68.00 feet thereon.

BEING the same property conveyed to Thomas M. O'Brien, Trustee by deed from Thomas M. O'Brien, Executor of record in Book 10324, Page 851, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

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

5977 03/31 0101 03CHECK 312.07

unimproved ( )
This is improved (X) property, known as 4789 Terragon Trail, Antioch, TN 37013
(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 29th day of March, 19 99

TRUST B
Thomas M. O'Brien, Trustee

Thomas M. O'Brien, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. O'Brien, Trustee

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March 19 99.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Thomas M. O'Brien and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged himself to be the Trustee and _____ respectively of the Trust "B" Under Will of Philip Joseph O'Brien III the within named bargainor, and corporation, and that he as such Trustee and _____ Trust being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas M. O'Brien as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tn. this the 29th day of March 19 99.

My commission expires 5/26/02

_____
Notary Public

ALAN D. MAZER NOTARY PUBLIC DAVIDSON TENN.

99 MAR 31 PM 1:35
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

052809D

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11409 PG. 212

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

0568090

IDENTIF. & REFERENCE

99MAR31 PM 1:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT B1370.00
		CON TX 301.07
		PRFEE 1.00
		WDEED 8.00
		CFEE 2.00
		TOTAL 312.07
		CHECK 312.07
03/31/99	01	•13:35 0001 5977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445035