THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John S. O'Brien, et ux	FRANKLIN AMERICAN MTG.	Map 173-4A
208 Ben Alex Court	501 CORPORATE CENTRE DR	Parcel 40
Antioch, Tennessee 37013	FRANKLIN, TN 37067	

BOOK 11463 PG. 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

LAURIE J. STANFILL, UNMARRIED

have bargained and sold and by these presents do hereby transfer and convey unto the said

JOHN S. O'BRIEN AND WIFE, DEANNA M. O'BRIEN

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Subdivision for Phase I of Oak Highlands, as of record in Plat Book 6900, page 432-435, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie J. Stanfill, Unmarried, by deed of record in Book 9648, page 689, Register's Office for Davidson County, Tennessee.

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THIS CONVEYANCE IS SUBJECT TO:

1. 1999 taxes.
2. Plan of record in Book 9600, pages 432-435, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 7350, page 24, Book 7367, page 587, and Book 8765, page 77, said Register's Office
4. Payment of a maintenance fee.

This is IMPROVED property known as 208 Ben Alex Court, Antioch, Davidson County, Tennessee.

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, except as set forth above. 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, except as set forth above.

Whenever 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 30th day of April, 1999.

Laurie J. Stanfill
LAURIE J. STANFILL, UNMARRIED

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

99MAY-5 AM 9:35

05827198

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LAURIE J. STANFILL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 30th, day of April, 1999.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $122,000.00.

Sworn to and subscribed before me this 30th day of April, 1999.

NOTARY PUBLIC

My commission expires: 5-28-2000.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 236

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

0582798

99MAY-5 AM 9:35

AMT
122000.00
CO TX 451.40
PRFEE 1.00
UCCFEE 8.00
CFEE 2.00
TOTAL 462.40
CHECK 462.40

05/05/99 01 09:39 0001 1637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456318