THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16563
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $231,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 1999

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES M. O'BRYAN	NORWEST MORTGAGE, INC.	MAP 117-4
2809 Oakland Avenue	P. O. Box 6502	PARCEL 247
Nashville, Tennessee 37212	Springfield, Ohio 45501	FB# 24WO1659

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM S. JANIS, married,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES M. O'BRYAN, unmarried,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2809 Oakland Ave, Nashville, TN 37212 and is not marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1999.

WILLIAM S. JANIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM S. JANIS,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1999.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
My Comm. Exp. SEPT. 23, 2000

99 JUL -1 PM 4:58
ELL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06067756

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of Lot No. 102 and the southerly part of Lot No. 103 on the plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Oakland Avenue at a point 16.0 feet south of the common corner of Lots Nos. 102 and 103; thence northwardly 50.0 feet; thence westerly 160.0 feet more or less to the easterly margin of an alley, said point being 13.3 feet south of the southwest corner of Lot No. 104; thence with said alley southwardly 50.0 feet; thence eastwardly 160.0 feet more or less to the point of beginning.

Being the same property conveyed to William S. Janis, unmarried by deed from Melinda J. Welton, unmarried of record in Book 9331, page 157, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 421, page 101, said Register's Office.

07 "SEP 695.70 RECORDED 10:01 03/03 03/03 07/70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 242

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

0606756

IDENTIF. & REFERENCE

99 JUL -1 PM 4:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	231000.00
CON TX	854.70
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	865.70
CHECK	865.70

07/01/99 01 16:59 0001 7170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485604