Realty 42 +

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 370

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

STATE OF TENNESSEE BOOK 11754 PAGE 562
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $177,900.00

Charles W. Emerson, Jr.
Affiant

Subscribed and sworn to before me, this 19th day of November, 1999.

Notary Public
My commission expires: 01/29/00

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles W. Emerson, Jr. 641 Old Hickory Blvd., #134 Brentwood TN 37027	Roslyn National Mortgage Corp. 48 South Service Road Melville, NY 11747	171-3-B-94

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Patrick L. O'Leary and wife, Lindsey A. O'Leary hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles W. Emerson, Jr. hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Unit No. 97 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick L. O'Leary and wife, Lindsey A. O'Leary by deed from Radnor Homes, Inc. of record in Book 10686, Page 230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 641 Old Hickory Blvd., #134, Brentwood, Tennessee 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 Grantees their heirs successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of November, 1999.

Patrick L. O'Leary

Lindsey A. O'Leary

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Patrick L. O'Leary and Lindsey A. O'Leary with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 19th day of November, 1999.

E. J. S.
Notary Public

My Commission expires: 01/29/00

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
My Commission Expires
1-29-2000

99 NOV 23 PM 2:33

0469

REFERENCE

DAVIDSON COUNTY, TN.

4578 11/23 0101 03CHECK 669.23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11754 PAGE 564

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

0660469

IDENTIFICATION REFERENCE

99 NOV 23 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	177900.00
CON TX	658.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	669.23
CHECK	669.23

11/23/99 01 14:35 0001 4578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542216