Box 17

WARRANTY DEED

Instr:20000419003917B Page: 1 OF 2
REC'D FOR REC 04/19/2000 12:41:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $299.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Brenda A. Abundes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF April, 2000

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda A. Abundes (NAME)	First Trust Mortgage Company (NAME)	MAP 149-5
4741 Terragon Trails (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 172
Antioch, TN 37103 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	2DU68884

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, Marion S. O'Brien, Trustee, of the Marion S. O'Brien Revocable Living Trust Agreement dated June 25, 1996

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda A. Abundes

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. 90 on the Plan of Second Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Marion S. O'Brien, Trustee of the Marion S. O'Brien Revocable Living Trust Agreement dated June 25, 1996, by deed from Marion S. O'Brien of record in Book 10098, page 815, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5179, page 214, said Register's Office..

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 18, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 4741 Terragon Trails, Antioch, TN 37103
(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 13th day of April, 2000

Marion S. O'Brien
Marion S. 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 Marion S. 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 she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2000.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public