BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 04/17/01 11:03 3pgs
Fees:15.00 Taxes:532.80
20010417-0037356

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $144,000.00. **Affiant** Subscribed and sworn to before me, this 13th day of April, 2001. Notary Public My Commission Expires: 5-7-10

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David Veness 5836 Murphywood Crossing Antioch, TN 37013	NDC 115 29th Ave S Nashville TN 37212	164-9-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL D. O'BRIEN AND WIFE, HEIDI A. O'BRIEN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID VENESS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Asheford Crossing, Section 2, of record in Book 9700, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. O'Brien and wife, Heidi A. O'Brien, by deed from Beazer Homes, Inc., dba Phillips Builders, of record in Book 10356, page 926, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 171, Register's Office for said County.

This is improved property known as 5836 Murphywood Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of April, 2001.

Michael D. O'Brien

Michael D. O'Brien

By: Heidi A. O'Brien

Heidi A. O'Brien, Attorney-in-fact

Heidi A. O'Brien

Heidi A. O'Brien

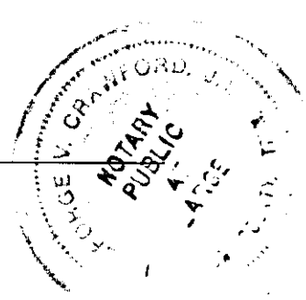
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HEIDI A. O'BRIEN**, with whom I am personally acquainted, and who acknowledged that hshe executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-facto, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of April, 2001.

Notary Public

My Commission Expires: 10/25/2003



157366.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HEIDI A. O'BRIEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2001.

Notary Public

My Commission Expires: 10/25/2003