# WARRANTY DEED

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin A. Hines | Chase Manhattan Mortgage Corp. | Map 132-11 |
| (NAME) 758 Elysian Fields Rd | (NAME) 700 Kansas Lane | Parcel 67 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Monroe, LA 71201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Michael Edward O'Brien, Kathy Anita O'Brien Brock and Patrick Murfree O'Brien**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin A. Hines,** 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. 49 on the Plan of Elysian Fields, Section 1, of record in Book 1424, page 81, 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 Charles O'Brien and wife, Ruth J. O'Brien, by deed from Edsel F. Brown and wife, Claudine Brown of record in Book 2798, page 15, Register's Office for Davidson County Tennessee. Ruth J. O'Brien has since died leaving her interest in said property to her husband, Charles O'Brien. Charles O'Brien has since died testate with his Will admitted to Probate in the Davidson County Probate Clerk's Office in Will Book 235, page 45, leaving said property by devise to Patrick Murfree O'Brien, Michael Edward O'Brien, and Kathy Anita O'Brien Brock.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 81, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 758 Elysian Fields Rd., Nashville, TN 37204
(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 our hands this 10th day of August, 2001.

Patrick Murfree O'Brien

Michael Edward O'Brien

Kathy Anita O'Brien Brock

Davidson County DEEDWARR
Recvd: 08/14/01 14:01 2pgs
Fees:13.00 Taxes:680.80

20010814-0087666

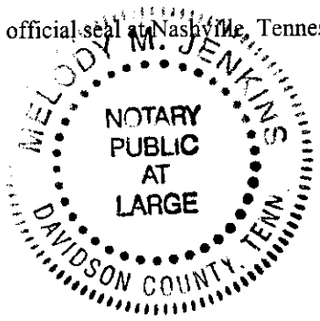
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Patrick Murfree O'Brien with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2001.

Commission expires:




My Commission Expires SEPT. 28, 200

Notary Public

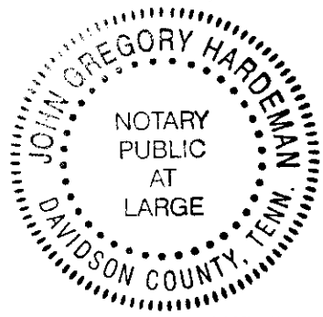
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Kathy Anita O'Brien Brock 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 10th day of August, 2001.

Commission expires:




My Commission Expires MAR. 26, 2005

Notary Public

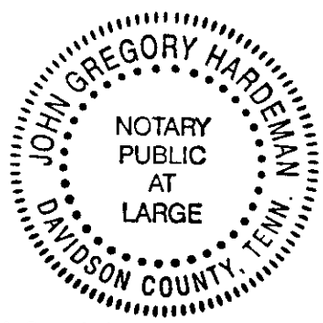
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Edward O'Brien, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2001.

Commission expires:




My Commission Expires MAR. 26, 2005

Notary Public