02

Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Patricia Frantz
Affiant

Subscribed and sworn to before me, this 30th day of November, 2001.

Catherine R. Vass
Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Davidson County DEEDWARR
Recvd: 12/06/01 13:51 2pgs
Fees:13.00 Taxes:608.65

20011206-0134537

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathleen A. Dubuque	1st Trust Bank For Savings	115-2
1008 Downey Drive	P.O. Box 17257	004.00
Nashville TN 37205	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jane O. Riordan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathleen A. Dubuque, 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, Tennessee, being Lot No. 6 on the Plan of Brook Meade, Section 1, of record in Book 2663, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Philip J. O'brien, III and Jane O. Riordan, as tenants in common by deed from Milton Von Mann and wife, Ann Von Mann, dated July 17, 1992, recorded in Book 8679, Page 566, Register's Office for said County. Philip J. O'brien, III subsequently died testate and by Will of record in Will Book 202, Page 456, Probate Court Clerk's Office for Davidson County, Tennessee, his one-half (1/2) interest in subject property was placed into a trust with Thomas M. O'brien as Trustee. (See also Executor Quitclaim Deed of record in Book 10324, Page 853, said Register's Office.) Thomas M. O'brien, Trustee of the Trust "B" under the Will of Philip Joseph O'brien, III, conveyed his interest in subject property to Jane O. Riordan by quitclaim deed of record in Book 10614, Page 184, Register's Office for Davidson County, Tennessee.

Richard Harris joins in this transfer to convey any interest he may have in subject property, marital or otherwise.

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 1008 Downey Drive, Nashville, TN 37205

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, our heirs, successors, 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 30th day of November, 2001.

Jane O. Riordan

Richard Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane O. Riordan and Richard Harris, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of November, 2001.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

