Box 338

Davidson County DEEDWARR
Recvd: 03/31/03 13:20 2pgs
Fees:13.00 Taxes:703.00

20030331-0041897

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN01141

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. O'BRIEN	~~SAME~~	174-132
858 PRESTON ROAD	3358 Old Franklin Rd.	174-125
ANTIOCH, TN 37013	Antioch, TN 37013	

FOR AND IN 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, **STEVE ALLEN MARKHAM AND WIFE, BOBBIE E. MARKHAM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM L. O'BRIEN AND WIFE, SUSAN C. O'BRIEN**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:

Tract No. 1: Land in Davidson County, Tennessee, described according to a survey in part by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1960, and April 6, 1981 and known as Job No. 81-005 as follows:

Map 174, Parcel 132

Beginning at an iron pin on the easterly margin of Preston Road (25' easterly from the centerline), said point of beginning being 1594.33' southerly from the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S. 82 deg. 36 min. 23 sec. East, 1274.24' to an iron pin in the original easterly line of Culbertson land; thence with the original easterly line of said Culbertson, the following three calls: S. 04 deg. 57 min. 03 sec. West, 55.07' to an iron pin; thence S. 04 deg. 55 min. 12 sec. West, 579.84' to an iron pin; thence S. 05 deg. 51 min. 56 sec. West, 615.00' to a point in the center of Turkey Creek; thence with the center of said Creek S. 85 deg. 41 min. 04 sec. East, 18.78' to a point at water gap; thence leaving the center of said creek and with the line of the Samuel L. Lewis land, of record in Deed Book 5386, Page 618, Register's Office for Davidson County, Tennessee, the following four calls: S. 33 deg. 16 min 21 sec. West, 15.00' to an iron pin; thence S. 86 deg. 26 min. 08 sec. West, 44.53 ' to an iron pin, thence S. 65 deg. 43 min. 07 sec. West, 42.47' to an iron pin; thence S. 86 deg. 51 min. 44 sec. West, 143.57' to an iron pin; thence leaving Lewis' line N. 05 deg. 14 min. 12 sec. East, 390.68' to an iron pin; thence severing the Dornan land S. 84 deg. 45 min. 48 sec. East, 100.0' to a point ;thence N. 05 deg. 14 min. 12 sec. East, 528.00' to a point; thence N. 84 deg. 45 min. 48 sec. West, 50.00' to a point; thence N. 05 deg. 14 min. 12 sec. East, 355.42' to a point; thence N. 82 deg. 36 min. 23 sec. West, 1108.17' to a point on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road N. 04 deg. 49 min. 05 sec. East, 50.05' to the point of beginning, containing 6.07 acres, more or less.

Tract No. 2: Land in Davidson County, Tennessee, and being described according to a survey, in part by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980, and April 6, 1981, and more particularly described as follows:

Map 174, Parcel 125

Beginning at an iron pin on the easterly margin of Preston Road (25' easterly from the centerline), said point of beginning being 1644.38' southerly from the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S. 82 deg. 36 min. 23 sec. East, 1108.17' to a point; thence S. 05 deg. 14 min. 12 sec. West, 355.42' to a point; thence S. 84 deg. 45 min. 48 sec. East, 50.00' to a point; thence S. 05 deg. 14 min. 12 sec. West, 528.00' to a point; thence N. 84 deg. 45 min. 48 sec. West, 100.00' to a point in the original line of the Dornan land; thence with Dornan's original line the next two calls: N. 05 deg. 14 min. 12 sec. East, 731.16' to an iron pin; thence N. 81 deg. 01 min. 32 sec. West, 1058.72' to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road, N. 04 deg. 49 min. 05 sec. East, 124.95' to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Steve Allen Markham and wife, Bobbie E. Markham, as tenants by the entirety, by Warranty Deed from Jack Sanford McCanless and wife, Deborah D. McCanless, dated May 6, 1982 and recorded May 10, 1982 in Book 5883, page 103, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **858 PRESTON ROAD, 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 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 25th day of March, 2003.

STEVE ALLEN MARKHAM

BOBBIE E. MARKHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVE ALLEN MARKHAM AND WIFE, BOBBIE E. MARKHAM, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 2003.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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 _____, 2003.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____ _____
Notary Public