Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 08:35 3pgs
Fees:18.00 Taxes:2090.50

20040504-0050312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2004

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(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
Kent A. Burns (NAME)	Freeman Webb Mortgage Corp. (NAME)	MAP 116-11
419 Sunnyside Drive (ADDRESS)	555 Great Circle Road (ADDRESS)	PARCEL 30
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (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, Joseph D. O'Brien, III and wife, Thayer C. O'Brien

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

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 a tract of land in the 7th, formerly 11th Civil District , being part of the south part of Lot 17-B and the north part of Lot 18-A, of Block "D", on the Plan of Moneywood Subdivision of the Malone Estate, not of record , and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at a point which is 1349 feet 9 inches south of the southerly margin of Malone Avenue being the southeast corner of the property conveyed to William H. Montgomery and wife, by deed of record in Book 1333, page 414, Register's Office for said County; thence with Montgomery's southerly line westerly 221.3 feet more or less to a corner of the property conveyed to Julius Mark and wife, by deed from A. H. Grammar and wife; thence southerly along their line 86.9 feet more or less to a point in the line between Lots 18-A and 17-B; thence with the line between said lots; westerly 13.2 feet to a point at the corner of Lots 3, 4, 18-A and 17-B; thence southerly with the line between Lots 3 and 18-A, 58 feet 5 inches to a point; thence easterly 197 feet more or less to a point in the west margin of Sunnyside Drive which is 32.5 feet south of the common corner of Lots 18-A and 17-B, of Block "D"; thence with the margin of Sunnyside Drive, northerly 167.5 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 419 Sunnyside Drive, Nashville, TN 37205
(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 hand s this 30th day of April, 2004

Joseph D. O'Brien, III

Thayer C. O'Brien

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Joseph D. O'Brien, III and wife, Thayer C. O'Brien

the bargainor s, 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 Nashville, Tennessee, this 1 day of April 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Joseph D. O'Brien, III and wife, Thayer C. O'Brien by deed dated 8/10/98 from Steven A. Riley and wife, Laura T. Riley of record in Book 11061, page 45, Register's Office for Davidson County, TN.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

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