Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/06 14:22 2 pgs
Fees:13.00 Taxes:329.30

20060628-0077502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 23rd day of June, 2006.

Notary Public
My commission expires: ~~02/22/09~~ 5/3/2010

03-0605-33650

Address of New Owner:	Send Tax Bills to:	Tax Information
Judi C. Hawley 001.00CO 5515 Country Drive, Unit No. 1 Nashville TN 37211	Bank of America 9000 Southside Blvd. Jacksonville FL 32256	162-05-0-C- 001.00 CO

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, Patrick E. O'Brien, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Judi C. Hawley, 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 Unit No. 1, on the Plan of Hickory Valley Condominium, of record in Book 4460, Page 27, together with the Master Deed of Hickory Valley Condominium, of record in Book 4521, Page 574, and Book 4659, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. O'Brien and Richard C. Boykin and Eric R. Larsen, unmarried persons, as joint tenants with right of survivorship by deed from Shirlee J. Lawrence, unmarried, dated October 27, 1988, of record in Book 7691, Page 73, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patrick E. O'Brien and Richard C. Boykin, as joint tenants with rights of survivorship by quitclaim deed from Patrick E. O'Brien, a unmarried person, Richard C. Boykin, an unmarried person, and Eric B. Larson, an unmarried person, dated June 25, 2003, of record in Instrument No. 20030707-0092757, Register's Office for Davidson County, Tennessee. Eric R. Larson and Eric B. Larson being one and the same person. Richard C. Boykin having since died on 2/12/06.

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 5515 Country Drive, Unit No. 1, Nashville, TN 37211

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 23rd day of June, 2006.

Patrick E. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick E. O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2006.

Ember Dunn
~~Diane K. Mann~~ Notary Public
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 02/03/10

