STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2006.

Notary Public
MY COMMISSION EXPIRES 10/15/06
File No. G6-1221D

TRUDY MILLIKEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/17/06 10:19 2 pgs
Fees:13.00 Taxes:166.50
20060717-0085497

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Collins O'Brien, unmarried and Billie O'Brien and David O'Brien, wife and husband (NAME)	Same as New Owner (NAME)	52-16A-80
1301 Neelys Bend Road #J80 (STREET ADDRESS	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James P. Fite, a married man and William C. Pelfrey, III,, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Collins O'Brien and Billie O'Brien, husband and wife, and David 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:

Land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being Apartment # No. J-80, on the plan of Neely's Bend Condominium, created under title 64, Sections 2701 ET Seq. as amended, Tennessee code annotated, and as established by a Master Deed of record in Book 5483, page 86, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, in the Register's Office for Davidson County, Tennessee, for a more complete and accurate description of such unit.

Being the same property conveyed to James P. Fite, a married man and William C. Pelfrey, III,, an unmarried man, as tenants in common, by Deed from Pat Kane, an unmarried man, dated February 1, 2006, of Record in Book Instrument No. 200602030013891, Register's Office for Davidson County, Tennessee.
This is not the marital residence of the Grantor herein.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1301 Neelys Bend Road #J80, Madison, TN 37115.

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. Whenever 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/our hand(s) this 30th day of June, 2006.

James P. Fite

William C. Pelfrey, III

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 James P. Fite, a married man and William C. Pelfrey, III,, an unmarried man, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2006.

My Commission Expires: 10/15/06

Notary Public

NOTARY PUBLIC AT LARGE SUMNER CO. TENN. TRUDY MILLIKEN

E OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066