BILL GARRETT, Davidson County
Trans:T20090033835 DEEDWARR
Recvd: 05/21/09 16:12 2 pgs
Fees:12.00 Taxes:0.00
20090521-0047113

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is None.

Eileen A O'Brien
Affiant

Subscribed and sworn to before me on this 30 day of Apr. 1 2009.

Notary Public

My Commission Expires:

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Eileen Ann O'Brien and Elizabeth E. de Felice 8525 Newsom Station Rd. Nashville, TN 37221	New Owner	142-11-82

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Estate of William B. O'Brien ,Kathleen McKeon, Personal Representative, Docket No. 08P-1839, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Eileen Ann O'Brien and Elizabeth E. de Felice, hereinafter called the Grantee(s), their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Valley West, Section Two, of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 22 fronts 102.0 feet on the westerly margin of Mark Drive and extends back 195.22 feet on the northerly line and 178.58 feet on the southerly line to a dead line in the rear, measuring 118.43 feet thereof. Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Being the same property conveyed to William B. O'Brien and spouse, Lillian H. O'Brien in Book 8270, Page 505, Register's Office for Davidson County, Tennessee. The said Lillian H. O'Brien predeceasing William B. O'Brien, and the property passing under the Last Will and Testament of William B. O'Brien to Eileen Ann O'Brien and Elizabeth E. de Felice. The other beneficiaries in the Last Will and Testament of William B. O'Brien, Stephen M. O'Brien and Kathleen McKeon, having disclaimed said property in Docket number 08P-1839, Seventh Circuit Court for Davidson

County, Tennessee, Probate Division.

The property herein conveyed is subject to restrictive covenants of record in Book 3833, Page 789, and amended in Book 3838, Page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as 7208 Mark Dr., Nashville, TN 37221.

This conveyance is made subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs, successors, and assigns, forever; and Grantor(s) do covenant with said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, 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 hand this 30 day of April, 2009.

Kathleen McKeon Personal Representative

Estate of William B. O'Brien, by Kathleen McKeon, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen McKeon, with whom I am personally acquainted, or who proved her identity based upon reliable identification, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 30 day of April, 2009.

Notary Public

My Commission Expires: _____

NICHOLAS PERNICK JR
NOTARY PUBLIC STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009