THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

Real Property Tax Responsibility & Owner
John H. O'Brien, et ux Doris O'Brien
731 Saunders Court
Nashville, TN 37216

Tax Information:

Map: 61-14
Parcel: 33

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Hazel M. O'Brien, a single person, have bargained and sold and by these presents do hereby transfer and convey all of my right, title and interest unto John H. O'Brien and wife, Doris O'Brien, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 85 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 100.6 feet on the northerly side of Ben Allen Road and runs back 346.7 feet on the westerly line and 336.3 feet on the easterly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Hazel M. O'Brien by deed from Florine McEwen Stack, of record in Deed Book 8924, Page 180, Register's Office of Davidson County, Tennessee.

This is improved property known as 731 Saunders Court, Nashville, Tennessee 37216. This property was incorrectly referred to as 731 Ben Allen Road, Nashville, Tennessee in previous quitclaim deed dated April 23, 1993 and recorded in Book 8924, Page 180.

TO HAVE AND TO HOLD 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 I DO COVENANT with the GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the sand GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 1st day of July, 2010.

Hazel O'Brien
HAZEL M. O'BRIEN

BILL GARRETT, Davidson County
Trans:T20100047382 DEEDWARR
Recvd: 08/02/10 15:57 1 pgs
Fees:13.00 Taxes:462.50
20100802-0060624

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, HAZEL M. O'BRIEN, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 1st day of July, 2010.

Maxine O. Sims
NOTARY PUBLIC

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/24/2010

*I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.*

John H. O'Brien
*JOHN H. O'BRIEN*

Doris O'Brien
*DORIS O'BRIEN*

*Subscribed and sworn to before me this* 1st *day of* July, *2010.*

Maxine O. Sims
*NOTARY PUBLIC*

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*My commission expires:* 7/24/2010