PREPARED BY:
MORROW & CROWDER, ATTYS.
3221 Nolensville Road
Nashville, Tennessee

WARRANTY DEED

BOOK 4390 PAGE 779

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. O'Neal, et ux (NAME)	John S. O'Neal (NAME)	MAP 135
2512 Smith Springs Rd (STREET ADDRESS OR ROUTE NUMBER)	2724 Sunrise Cir (STREET ADDRESS)	PAR 201
Nashville, Tenn 37217 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37211 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One ($1.00) and no/100 - *Dollars,*

cash in hand paid by the grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, F. A. Neal and wife, Lena Soapes Neal *have this day bargained and sold, and do hereby transfer and convey unto the said* John S. O'Neal and wife, Margaret N. O'Neal their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Smith Springs Road approximately one mile east of Ned Shelton Road, being the common corner of the Bean property; thence running N 10° 50' E., 174.0 feet to a point; said point being the common corner of the John S. O'Neal property. Thence, S 63° 45' E 125.0 feet to an iron pin. Thence S 22° 6' W 174.0 feet to the center of Smith Springs Road; thence, along the center of Smith Springs Road approximately 92 feet to the point of beginning, containing 0.42 acres.

Being part of the same property conveyed to F. A. Neal and wife, from W. P. Neal and wife by deed as of record in Book 1635, page 497, and also set out in a plot as recorded in the Register's Office in Book 1667, page 329.

This conveyance is made subject to a life estate being retained by the grantors herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3600.00

Subscribed and sworn to before me, this the 6 day of Jan 1970

Margaret N. O'Neal
Affiant

My commission expires: 10/24/72 (Affix Seal)

Notary Public

This is unimproved ( ) / improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John S. O'Neal and wife, Margaret N. O'Neal their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John S. O'Neal and wife, Margaret N. O'Neal their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. A. Neal

Lena Soapes Neal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lozelle P. Putnam, *a Notary Public in and for said County and State,* F. A. Neal and wife, Lena Soapes Neal

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 5 *day of* January, *19* 70

Lozelle P. Putnam *Notary Public*

Commission expires April 21- 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

JAN-9?? CONV *3,000.00

JAN-9?? S'TAX B* 7.80
JAN-9?? PR'FEE B* .50
JAN-9?? W'DEED B* 3.00 * 11.30

WARRANTY DEED

FROM
F. A. NEAL, et ux

TO
JOHN S. O'NEAL, et ux

A 65573

IDENTIF. REFERENCE

JAN 9 12 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE