BOOK 4420 PAGE 505

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthews J. Resha, et ux	Same	Map 52-13
(NAME): Miami Ave	(NAME):	Pa Par. 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Mo

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

I, JOE M. O'NEAL, unmarried, *have bargained and sold, and by these presents do transfer and convey unto the said* MATTHEWS J. RESHA and wife, MARY LOU RESHA, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 48 on the Map of Wooddale Grove Annex, as of record in Book 547, pages 109 and 110, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the southeasterly side of Miami Avenue and runs back between parallel lines 150 feet to a dead line.

Included in the above description but excluded from this conveyance is the land as described in Book 4002, page 475,, Register's Office for Davidson County, Tennessee, incorporated here by reference.

Being a part of the same property conveyed to Joe M. O'Neal by deed of record in Book 3183, page 205, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 2811, page 223, said Register's Office.

This is unimproved (✓) Improved ( ) property, known as Lot No. 48 (House Number) Miami Avenue (Street) Nashville (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MATTHEWS J. RESHA and wife, MARY LOU RESHA, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 27th *day of* May, *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.*

This instrument prepared by:
Thomas E. Stewart, Attorney
Stewart, Williams & Johnson
4705 Gallatin Road
Nashville, Tennessee 37216

Joe M. O'Neal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe M. O'Neal, unmarried

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

Witness my hand and official seal at Nashville Tennessee, this 27th day of May, 19 70.

Mrs Peggy Cardwell Notary Public

Commission expires Sept. 11, 1973

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or actual consideration of this transaction is $ 500.00.

Joe M. O'Neal
AFFIANT

Sworn to and subscribed before me this 27th day of May, 1970.

Mrs Peggy Cardwell
Notary Public
My com. expires: Sept. 11, 1973

MAY28 CONV * 500.00
MAY28 S'TAX A* 1.30
MAY28 PM'FEE A* .50
MAY28 W'DEED A* 3.00 * 4.80

WARRANTY DEED

FROM

JOE M. O'NEAL

TO

MATTHEWS J. RESHA, ET UX.

A 78851

IDENTIF. REFERENCE

MAY 28 10 30 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee