# WARRANTY DEED

BOOK 4978 PAGE 350

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John P. McNeese, Jr. | Collateral Investment Company | Map 34-14 |
| (NAME) 1406 Bain Drive | (NAME) 2233 Fourth Avenue North | Parcel 65 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115 | (STREET ADDRESS) Birmingham, Alabama 35203 | 11D-27620 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ($10.00) *Dollars,*

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

We, THOMAS M. O'NEAL AND WIFE, MARSHA L. O'NEAL,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JOHN P. McNEESE, JR. AND WIFE, TERESA W. McNEESE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Stanley Heights Subdivision, as of record in Book 3300, page 74, said Register's Office, described as follows:

Said Lot No. 50 fronts 60 feet on the southerly margin of Bain Drive and extends back between lines 120 feet to a dead line measuring 64.3 feet thereon.

Being the same property conveyed to Thomas M. O'Neal and wife, Marsha L. O'Neal, by deed from Charles K. Dean, Jr. and wife, Shirley F. Dean, of record in Book 4678, page 507, said Register's Office.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 1st day of December 19 75

Affiant /s/ John P McNeese, Jr.

My commission expires 11/17/76 (Affix Seal)

Notary Public Deane G. Floyd

This is unimproved ( ) improved (X) property, known as 1406 Bain Drive, Madison
(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 P. McNeese, Jr. and wife, Teresa W. McNeese, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John P. McNeese, Jr. and wife, Teresa W. McNeese, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 1st *day of* December, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Thomas M. O'Neal
Thomas M. O'Neal

/s/ Marsha L. O'Neal
Marsha L. O'Neal

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
Nashville

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* Thomas M. O'Neal and wife, Marsha L. O'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* Madison, *Tennessee, this* 1st *day of* December, *19*75.

Deanie G. Floyd *Notary Public*

*Commission expires* 11/17/76

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* .....

DEC 10 75 CONV 18,500.00
DEC 10 75 S'TAX B* 48.10
DEC 10 75 PR'FEE B* .50
DEC 10 75 W'DEED B* 4.00 * 52.60

**WARRANTY DEED**

FROM
Thomas M. O'Neal et ux

TO
John P. McNeese, Jr. et ux

D 27720

IDENTIF. REFERENCE

DEC 10 2 45 PM '75

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS