Prepared by: Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

BOOK 5030 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Murray O'Neal, Et ux	Fidelity Federal S. & L.	148-8
(NAME)	(NAME)	
856 Oakwood Terrace	Fourth & Union Sts.	49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	2DU-23223
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) *Dollars,*
Cash in hand paid by the hereinafter named grantees, and other good and valuable consideraions the receipt of which is hereby acknowledged including the assumption by the grantees of a certain deed of trust of record in Book 4770, page 939, R.O.D.C., Tennessee, to secure a note payable to the order of Home Federal Savings & Loan of Nashville, in the original principal amount of $24,500.00, said note being assigned to Fidelity Federal Savings & Loan of Nashville.

We, Dennis P. Milnar and wife, Constance J. Milnar

have this day bargained and sold, and do hereby transfer and convey unto the said Richard Murray O'Neal and wife, Barbara Boone O'Neal

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 & 55, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis P. Milnar and wife, Constance J. Milnar, by deed from Theodore W. Sprouse and wife, Judy C. Sprouse, as of record in Book 4822, page 992, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the day of 19

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 856 Oakwood Terrace, Nashville, Tennessee
(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 Richard Murray O'Neal and wife, Barbara Boone 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.*

We *further covenant and bind* ourselves; our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Murray O'Neal and wife, Barbara Boone O'Neal

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* S *this* day of , 19 , *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis P. Milnar

Constance J. Milnar

BOOK 5090 PAGE 175

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned *, a Notary Public in and for said County and State,*

Dennis P. Milnar and wife, Constance J. Milnar

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, Davidson County, *this* 16th *day of* November, *19*76.

Peter E Lynch
Notary Public

Commission expires 3-9-1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN. PETER E. LYNCH

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 .....

NOV22'76	CONV	27,500.00			
NOV22'76	S'TAX		B*	71.50	
NOV22'76	PR'FEE		B*	.50	
NOV22'76	W'DEED		B*	4.00	* 76.00

WARRANTY DEED

FROM

MILNAR, ET UX

TO

O'NEAL, ET UX

D 7 8 1 4 1

IDENTIF. REFERENCE

Nov 22 3 04 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238