This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

WARRANTY DEED

Full

ADDRESS, NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kerry P. O'Neil and wife, Julia A. Dake-O'Neil (NAME)	First Tennessee Bank (NAME)	103-12 Par.187
313 Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	BOOK 6154 PAGE 254

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash in hand paid by Kerry P. O'Neil and wife, Julia A. Dake-O'Neil, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John Phillips and wife, Sara S. Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Kerry P. O'Neil and wife, Julia A. Dake-O'Neil,

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

Being Lot No. 24 on Block "F" on the Plan of Cherokee Park, Section 1, as of record in Book 547, page 169 and 170, Register's Office for said County.

Said Lot No. 24 fronts 60 feet on the westerly side of Wilson Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to John Phillips and wife, Sara S. Phillips by deed from Gary Alan Morris and wife, Rebecca J. Morris, of record in Book 5934, page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 40-foot minimum building setback line from Wilson Avenue and a 5-foot easement for public utility purposes along the rear line of said lot as shown on plan of record in Plat Book 547, pages 169 & 170, said Register's Office.

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IDENTIF. REFERENCE

Oct 11 8 44 AM '83

FELIX Z. DAVIDSON COUNTY, TN REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,308.00

Subscribed and sworn to before me, this the 3rd day of October 19 83

Affiant

My commission expires: 4/9/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 313 Wilson Boulevard, Nashville, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd *day of* October, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Phillips

Sara S. Phillips by John Phillips as her Attorney in Fact

10/11 '83 11:29:68 CHECK #

3858

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* John Phillips

*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* 3rd *day of* October, *19* 83.

Mary Ensey
Notary Public

Commission expires 4/8/84

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

On this 3rd day of October, 1983, before me personally appeared John Phillips, to me known to be the person who executed the foregoing deed in behalf of Sara S. Phillips, and acknowledged that he executed the same as the free act and deed of said Sara S. Phillips.

Witness my hand and official seal at office in Nashville, Tennessee, this 3rd day of October, 1983.

Mary Ensey
Notary Public

My commission expires: 4/8/84

WARRANTY DEED

FROM

TO

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

94300.00- CAMT.
245.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 251.68-
3858A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 0 6 7

T. IDENTIF. REFERENCE

Oct 11 8 44 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 984939