OFFICIAL RECEIPT

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Carl E. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January 1984

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

BOOK 6217 PAGE 51

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett 200 4th Avenue North Suite 618 Nashville, TN 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. O'Neal et ux (NAME)	Tennessee Housing Development Agency c/o Third National Mortgage Company (NAME)	133-7
3709 Hewlett Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	84
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	06DA-57450

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eddy Beard and Cora Ann Groves Beard Sirmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. O'Neal and wife, Janice S. O'Neal

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 6 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Eddy Wayne Beard by Quitclaim of record in Book 5162, page 809, Register's Office, Davidson County, Tennessee and further being conveyed to Cora Ann Groves Beard by Final Decree of Absolute Divorce in the Fourth Circuit Court, of record in Book 5597, page 607, said Register's Office for Davidson County, Tennessee.

H 98538

IDENTIF. REFERENCE

JAN 19 | 18 PM '84

FEE
REGISTER
DAVIDSON COUNTY, TN

7440 01/19 97.50- CHECK

This is (unimproved ( ) improved (XX)) property, known as 3709 Hewlett Drive Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 16th day of January, 19 84

Eddy Beard
Eddy Beard

Cora Ann Groves Beard Sirmons
Cora Ann Groves Beard Sirmons

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy Beard and Cora Ann Groves Beard Simmons

the 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 16th day of January 19 84.

Commission expires 1-18-87

N. Eddie Mc[illegible]
Notary Public

NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Eddy Beard

Cora Ann Groves Beard Simmons

TO

Carl E. O'Neal

Janice S. O'Neal

PREPARED BY:

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

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

RECEIVED OF _____

FOR _____

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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
			35000.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
7440A01/19/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H S 8 5 3 8 -

IDENTIF. REFERENCE

JAN 19 1 18 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 7827