FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 85.

Notary Public

MY COMMISSION EXPIRES: [illegible] Expires March 8, 1987

(AFFIX SEAL)

BOOK 6576 PG 342

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike S. O'Neil (NAME)	Security Financial and Mortgage Corporation (NAME)	
237 Nunley Drive (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	133-07-281
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	6DA-60236

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, Charles Lee Duncan, Jr. and wife, Myrtle Madeline Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike S. O'Neil and wife, E. Dianne McQuerry O'Neil

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:

LAND in Davidson County, Tennessee, being Lot No. 122 on the Plan of Valley View Meadows, Section Three, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Lee Duncan, Jr. and wife, Myrtle Madeline Duncan by deed from John P. Apel, Trustee of record in Book 6358, Page 91, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4065, page 227, Book 4082, page 106, Book 4125, page 270, said Register's Office.

J. 1. 1 0 3. 9

IDENTIF. REFERENCE

JUN 7 9 46 AM '85

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 237 Nunley Drive, Nashville, TN 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 31st day of May, 19 85

Charles Lee Duncan, Jr. Charles Lee Duncan Jr.

Myrtle Madeline Duncan Myrtle Madeline Duncan

STATE OF TENNESSEE
Davidson County
~~XXXXXXX~~
Williamson

6576 343

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Lee Duncan, Jr. and wife, Myrtle Madeline Duncan

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 ~~Brentwood~~, Tennessee, this 31st day of May 19 85

Commission expires ~~March 3, 1985~~

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Charles Lee Duncan, Jr.

Myrtle Madeline Duncan

TO

Mike S. O'Neill

E. Dianne McQuerry O'Neill

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
Suite 140 - 7003 CHADWICK DR.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6576 PAGE 344

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

74600.CO- CAMT.
193.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 200.20-
5716A06/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEE 0.39
IDENTIF. REFERENCE
JUN 7 8 46 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142201