THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7124 PAGE 32

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
ROBERT A. O'CONNELL A. SEAN KIRCHER O'CONNELL	NATIONWIDE LENDING GROUP, INC.	MAP 62-13
4104 MOSS ROSS DRIVE	1125 Troup STREET	PARCEL 098
NASHVILLE, TENNESSEE 37216	AUGUSTA, GEORGIA 30904	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged ELIZABETH M. MCGINNIS, herereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said ROBERT A. O'CONNELL ET UX, A. SEAN KIRCHER O'CONNELL , hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 4104 Moss Rose Dr., Nashville, Tn .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 30th day of January , 1987.

X Elizabeth M. McGinnis
ELIZABETH M. MCGINNIS

89242

IDENTIFICATION REFERENCE

FEB 2 12 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowlegde and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert A. Connell
AFFIANT

Subscribed and sworn to before me this the 30th day of January, 1987.

Diana L. MacInnis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named ELIZABETH M. MCGINNIS, the Bargainor(s) with whom I am personally acquainted, and who acknowldeged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 30th day of January, 1987.

Diana L. MacInnis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Geo. P. Waddey's Riverbluff Subdivision, as of record in Book 843, page 101, Register's Office for said County.

Said lot No. 32 fronts 100 feet on the easterly side of Claypool Street and runs back 255 feet, more or less, on the northerly line and 250 feet, more or less, on the southerly line to low water mark of the Cumberland River, measuring 100 feet, more or less, thereon.

Being the same property conveyed to William H. McGinnis et ux, Elizabeth M. McGinnis by deed from W. L. Lockhart et ux, Beatrice Lockhart of record in Book 1450, page 409, Register's Office for Davidson County, Tennessee. The said William H. McGinnis having since died, property vests soley in Elizabeth M. McGinnis, his widow.

" EXHIBIT B "

This property is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Restrictive covenants contained in instrument of record in book 808, page 118, said Register's Office.

3. The Plan of record in Book 843, page 101, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7124 PAGE 36

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

930 .[illegible]- CAMT.-
268.40 CSTAX
.50 PRFE[illegible]
11.00 MOR
CHECK 279.90-
5/20A 2/12/87 31L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89242

IDENTIFICATION REFERENCE

FEB 2 12 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40890