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Box 12 21082997

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,400.00

William Bailey O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF February, 19 88

June E. Atkinson
Notary Public

MY COMMISSION EXPIRES: 7-17-88
(AFFIX SEAL)

PREPARED BY:
Metropolitan Federal Savings & Loan Association
230 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Bailey O'Neal (NAME)	Metropolitan Federal Savings & Loan (NAME)	83-6-15
802 North 16th Street (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	23W 14605
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, William Kelly Swift, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Bailey O'Neal, unmarried

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. 57 and the northerly 10 feet of Lot 56 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 57 and the northerly 10 feet of Lot No. 56 front together sixty (60) feet on the westerly side of Porter Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Della Mai Swift and husband, William Kelly Swift, by deed from Willie Lehning Harris, a Widow, of record in Book 4836, page 706, Register's Office for Davidson County, Tennessee. The said Della Mai Swift having since died.

06624

IDENTIFICATION REFERENCE

FEB 22 2 45 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as 802 North 16th Street (House Number) (Street) (P. O. Address) Nashville (City or Town) 37206 (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 my hand this 19th day of February, 1988

William Kelly Swift

William Kelly Swift

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named WILLIAM KELLY SWIFT, UNMARRIED

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 1988.

June E. Patterson
Notary Public

Commission Expires 7-17-88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

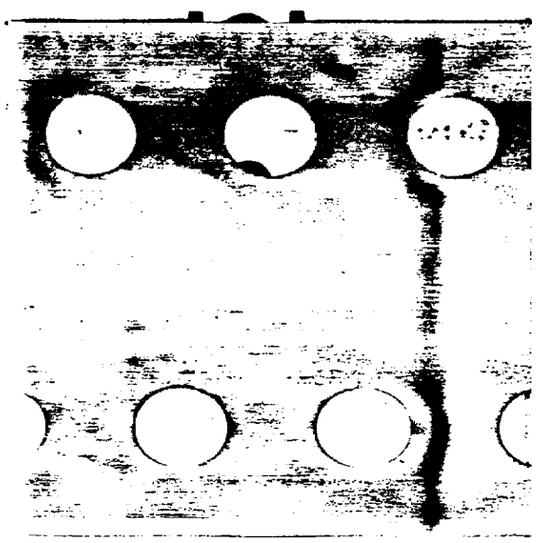
FROM
William Kelly Swift

TO
William Bailey O'Neal

8873 02/22 0101 03 CK

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

11.62





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 6 2 4

IDENTIFICATION REFERENCE

FEB 22 2 45 PM '88

DAVIDSON COUNTY, TN

CAMT	30400.00
CON TX	85.12
PRFEE	0.50
WDEED	6.00
TOTAL	91.62
CHECK	91.62

2/22/88 01 14:45 0001 8873

No. 63633