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This Instrument Prepared By:
Fred C. Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Send Tax Bills To:
William Bailey O'Neal
P.O. Box 120562
Nash. TN 37212
Map 83-6, Parcel 234

1364 08/26 0101 03CHECK 98.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Aug 26 1 48 PM '88

RUSH

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

William T. Lewter
Affiant

Subscribed and sworn to before me this 10 day of August, 1988.

My commission expires: 5/13/89

Fred C. Dance
Notary Public

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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, William T. Lewter and wife, Joyce Lewter, and Sue L. Page, unmarried, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said William Bailey O'Neal, unmarried, hereinafter referred to as Grantee, his heirs and assigns, that 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. 10 in Olivia W. Sharpe's Addition to Nashville, a plan of which is of record in Book 332, page 17, Register's Office for Davidson County, Tennessee, which said lot fronts 50 feet on the east side of Benson Avenue and runs back between parallel lines 175 feet to a dead line abutting an alley.
>
> Being the same property conveyed to William T. Lewter and Sue L. Page by deed from John Knox Lewter of record in Book 5789, page 653, said Register's Office, the said John Knox Lewter retained a life estate in said deed, but has since died.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

We, the Grantors, do covenant with the said Grantee that we the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that the same is unencumbered, except 1988 taxes which

are prorated as of the date hereof and paid from the proceeds of this sale.

We, the Grantors, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Joyce Lewter, wife of William T. Lewter, joins herein for the purpose of conveying any and all right, title and interest she may have in said tract or parcel of land.

WITNESS our hands this 10th day of August, 1988.

William T. Lewter
William T. Lewter

Sue L. Page
Sue L. Page

Joyce Lewter
Joyce Lewter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William T. Lewter and wife, Joyce Lewter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 10th day of August, 1988.

My Commission Expires: 5/13/89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Sue L. Page, unmarried, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 10th day of August, 1988.

My Commission Expires: 5/13/89

Notary Public

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

CAMT	28000.00
CON TX	92.40
PRFEE	0.50
WDEED	6.00
TOTAL	98.90
CHECK	98.90

08/26/88 01 13:51 0001 1364

62442

IDENTIFICATION REFERENCE

AUG 26 1 48 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 127868