ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
RICHARD O'NEAL ET UX	AMSOUTH MORTGAGE COMPANY	4D 49500
(NAME) 112 Bennett Drive	(NAME) P.O. Box 847	44-9-45
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Birmingham, AL 35201	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

File 47

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WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ----------($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, a part of which is the assumption of one certain deed of trust dated October 10, 1979, and filed for record on October 17, 1979, in the Register's Office for Davidson County, Tennessee, in Book 5515, page 81, and note of even date thereby secured in the original principal amount of $32,500.00, payable to Collateral Investment Company, which debt the Grantees herein assume and agree to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Elvis Z. Sullivan and wife, Elna C. Sullivan under the terms of the instruments creating the loan to indemnify the veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, ELVIS Z. SULLIVAN AND WIFE, ELNA C. SULLIVAN,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD O'NEAL AND WIFE, VALERIE O'NEAL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of The Knoll Subdivision, Section 3, of record in Book 2854, page 110, Register's Office for said County.

Said Lot No. 36 fronts 80.37 feet on the northwesterly margin of Bennett Drive and extends back 210.4 feet on the northerly line and 124.0 feet on the southerly line to a line in the rear measuring 113.14 feet thereon.

Being the same property conveyed to Elvis Z. Sullivan and wife, Elna C. Sullivan, by deed from Jack W. Williams and wife, Tina F. Williams, of record in Book 5515, page 78, Register's Office for Davidson County, Tennessee.

7.7.7.7.3

IDENTIFICATION

Oct 20 10 53 AM '88

ELVIS Z WILSON JR REGISTER DAVIDSON CO. TN

8786 10/20 0101 03CHECK 117.05

unimproved ( )
This is improved (XXX) property, known as 112 Bennett Drive
(House Number) (Street)
Old Hickory, TN 37138
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 6th day of October, 19 88.

Elvis Z. Sullivan

Elna C. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in and for said County and State Elvis Z. Sullivan and wife, Elna C. Sullivan

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 seat at Madison Tennessee, this 6th day of October, 19 88.

Joyce B. Dunlap Notary Public

Commission expires 5-20-92

JOYCE B. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $33,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard O'Neal

Sworn to and subscribed before me this 6th day of October, 19 88.

My commission expires 5-20-92 Notary Public Joyce B. Dunlap

JOYCE B. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

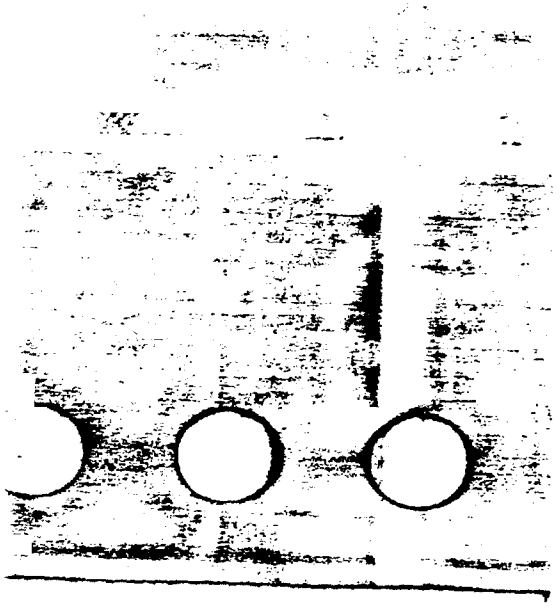
WARRANTY DEED

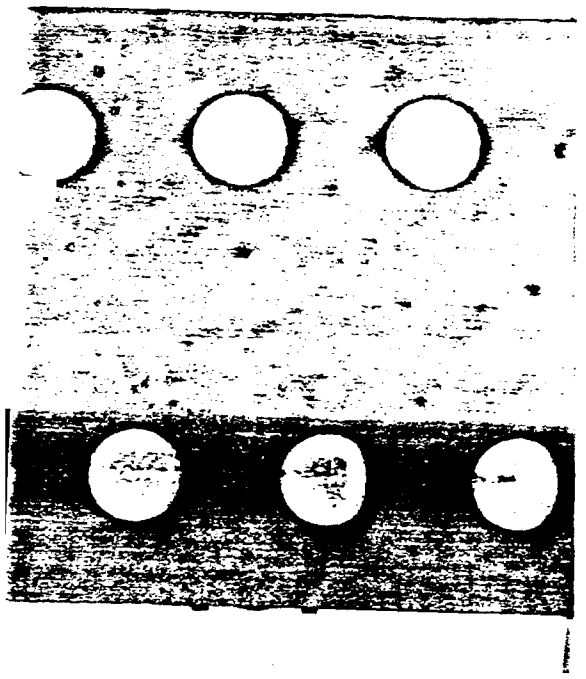
FROM
ELVIS Z. SULLIVAN ET UX

TO
RICHARD O'NEAL ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





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

CAMT	33500.00
CON TX	110.55
PRFEE	0.50
WDEED	6.00
TOTAL	117.05
CHECK	117.05

10/20/88 01 10:55 0001 8786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.7.7 3.

IDENTIFICATION REFERENCE

Oct 20 10 53 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 145551