FORM NO. WD-1

BOOK 7978 PAGE 762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

William B. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/25/93
(AFFIX SEAL)

Ted A. Burkhalter
Attorney At Law
NAME

THIS INSTRUMENT WAS PREPARED BY Suite 303 Centennial Plaza
110 Twenty-Ninth Avenue North
Nashville, Tennessee 37203
ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William B. O'Neal et ux (NAME) | same as owner (NAME) | Map 83-5 |
| 802 North 16th (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 370 |
| Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP) | (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, I, Mattie Jo Nipper, the sole heir at law of Mattie Ellen Buhler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. O'Neal and wife, Janice Allen O'Neal.

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:

Being the East 26.8 feet of Lot No. 4 and the West 22.8 feet of Lot No. 3 Block 1, on the Corrected Plan of P. T. Weakley's Subdivision of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said parts of said Lots No. 3 and 4 adjoin and front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and run back between parallel lines to an alley.

Being the same property conveyed to George Buhler and wife, Mattie Ellen Buhler, by deed from John R. Boone and wife Ella Marie Boone of record in Book 1880, page 104, said Registers Office; the said George Buhler and Mattie Ellen Buhler have both since deceased, with George Buhler predeceasing Mattie Ellen Buhler.

This is improved ( X ) unimproved ( ) property, known as 1404 Franklin Avenue (House Number) (Street) Nashville, TN 37206 (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 my hand this 15 day of September, 19 89

Mattie Jo Nipper
Mattie Jo Nipper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Jo Nipper

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

Witness my hand and official seal at Nashville, Tennessee, this 13 day of September, 19 89.

Commission Expires 5/22/93

Notary Public

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

TO

2182 11/08 0101 03CHECK 122.50

RUSH

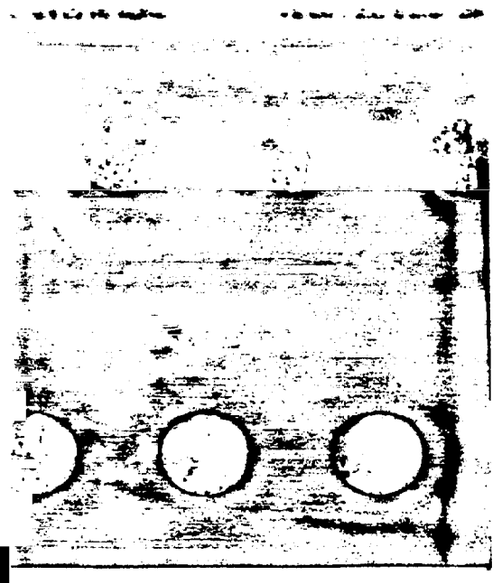
NOV 8 8 43 AM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

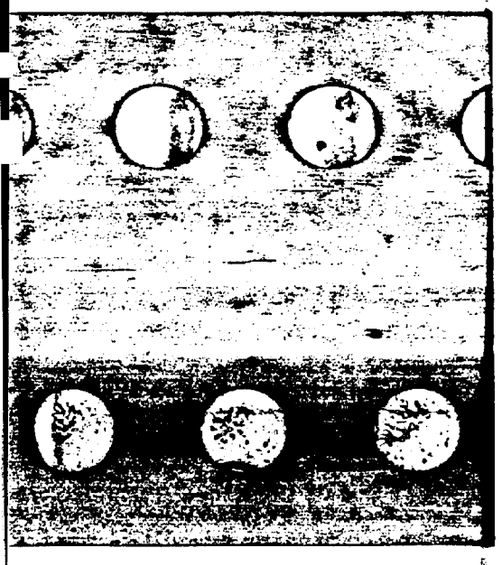
IDENTIF. REFERENCE

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0 8 1 0 8





**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 | 35000.00 |
| CON TX | 115.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 122.50 |
| CHECK | 122.50 |

11/08/89 01 08:43 0001 2182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80180

IDENTIF. TREFERENCE

Nov 8 8 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265047