File Box 16 (DBS

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00

Charles Eugene O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 1989.

Dana B. Jary
Notary Public

MY COMMISSION EXPIRES: 5/20/92

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Baker, Worthington, 1700 Nashville City Center, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Eugene O'Neal (NAME)	Investors Federal Savings Bank (NAME)	149-02-0-B
809 Bishopsgate Road (STREET ADDRESS OR ROUTE NUMBER)	2021 Richard Jones Road (STREET ADDRESS)	070.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B.#02DX-07790

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, Judy McFaden, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Eugene O'Neal and wife, Julie Ann 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy McFaden by quitclaim deed from Larry Lee McFaden, of record in Book 7516, page 156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1989 taxes which have been prorated between the parties; The plan of record in Book 6250, pages 92-94; sanitary sewer and/or storm drainage easements of record in Book 6186, page 238, and in Book 6251, page 616; Deeds of conveyance to Metropolitan Government, Department of Water & Sewerage Services of record in Book 6530, page 819 and in Book 6530, page 823; utility easement of record in Book 6298, page 491; conveyance of additional open space of record in Book 6496, page 99; and Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws, Information Brochure, additional restrictive covenants, Common Area Worksheets, Master Deed of record in Book 6236, page 683-733, inclusive, and all amendments thereto, of record in the Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 809 Bishopsgate Road, Antioch, Tennessee 37013
(House Number) (Street) (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 her hand this 20th day of November, 19 89

Judy McFaden

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dana B. Smith, a Notary Public in and for said County and State, the within named Judy McFaden

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 20th day of November, 19 89.

Dana B. Smith Notary Public

Commission Expires 5/20/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Judy McFaden

TO

Charles Eugene O'Neal and wife, ~~Julie Ann O'Neal~~

8 3 5 2 3

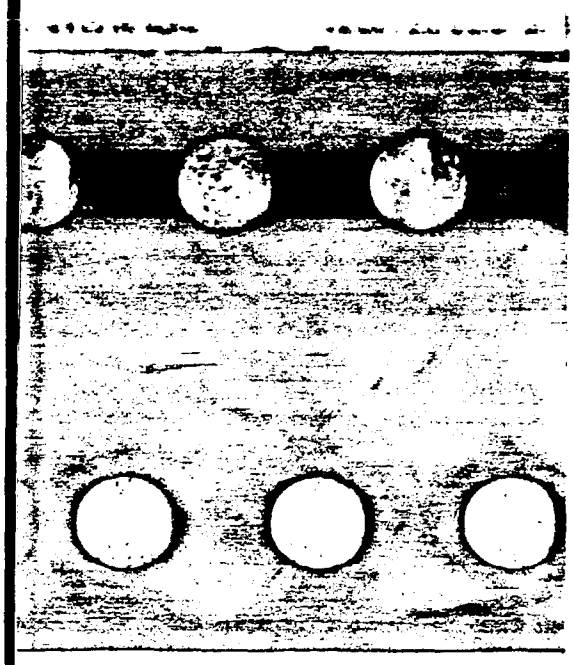
IDENTIF. REFERENCE

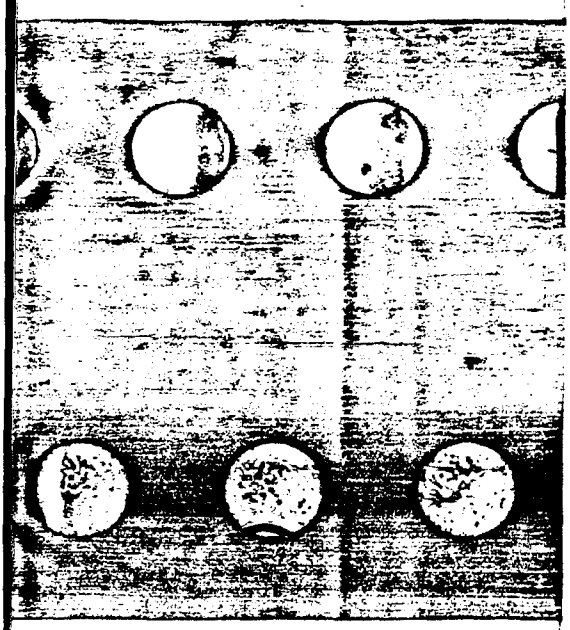
Nov 20 3 34 PM '89

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

6121 11/20 0101 03CHECK 257.47

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





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 75900.00
CON TX 250.47
PRFEE 1.00
WDEED 6.00
TOTAL 257.47
CHECK 257.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 15:32 0001 6121

83523

IDENTIF. TREFERENCE

Nov 20 3 35 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 268930