THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 8003 PAGE 195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN T. O'NEIL	C & S MORTGAGE CORPORATION	MAP 105-10
(NAME)	(NAME)	
2109 Grantland Avenue	P.O. Box 656	PARCEL 305
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Tucker, Georgia 30085-0656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100---------- *Dollars,*

3885 12/12 0101 03CHECK 254.50

EMMALY SUE COUCH, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said BRIAN T. O'NEIL and wife, MARY A. BENAGH

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 5, Block 7, on the Plan of Yarbrough's Re-subdivision of Woodland as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 50.0 feet on the westerly side of Grantland Avenue and runs back between parallel lines, 165.0 feet, to an alley.

BEING the same property conveyed to Emmaly Sue Couch by deed from Essie B. Claridge, of record in Book 5660, page 874, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this the 30th *day of* November *19* 89

My commission expires March 11, 1990
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 2109 Grantland Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 30th *day of* November *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emmaly Sue Couch

EMMALY SUE COUCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* EMMALY SUE COUCH, unmarried

*the within named 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* 30th *day of* November, *19* 89.

Mitchell A. Watts *Notary Public*

Commission expires March 11, 1990

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 seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

88626

WARRANTY DEED

FROM

EMMALY SUE COUCH, unmarried

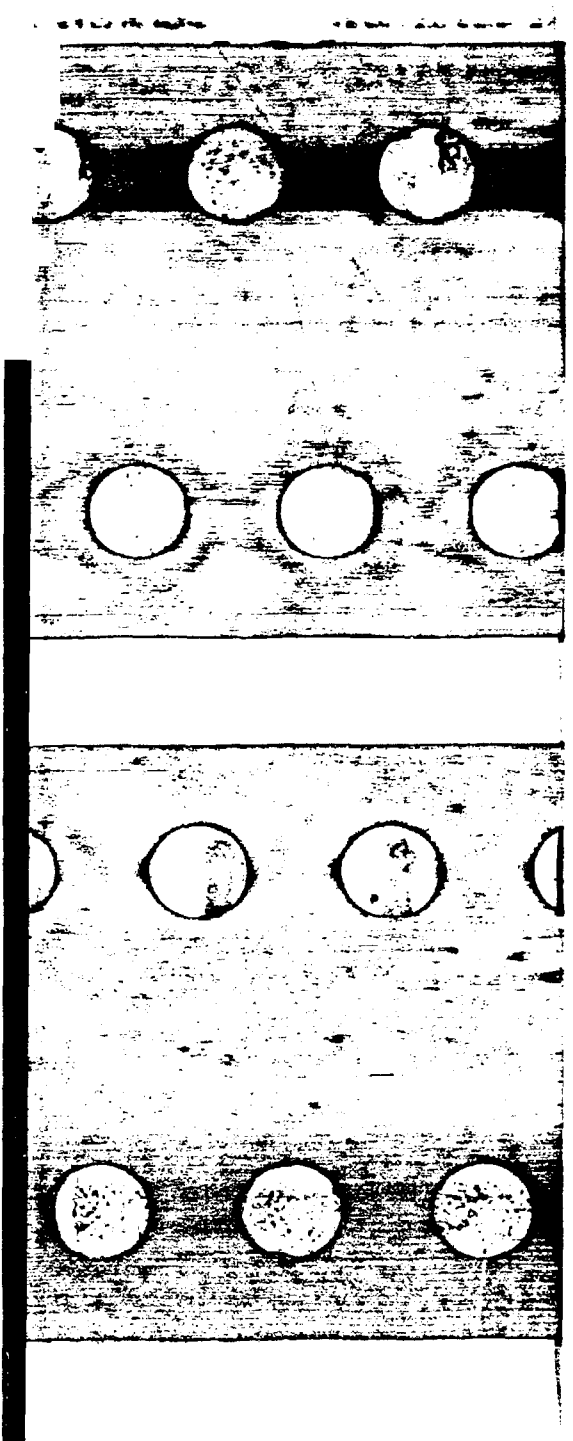
TO

BRIAN T. O'NEIL and wife, MARY A. BENAGH

IDENTIF. TREFERENCE

Dec 12 10 40 AM '89

PHILIP [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8003 PAGE 197

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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

12/12/89 01 10:38 0001 3885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 6 2 6

IDENTIF. REFERENCE

Dec 12 10 40 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274835