FORM NO. WD-1

BOOK 8036 PAGE 446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January 1990

Notary Public

MY COMMISSION EXPIRES 2/3/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Steven P. Rosenberg (NAME)	First Tennessee Bank National Assn. (NAME)	083-06-0-
802 North 16th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	015.00
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	23W 14605

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 William Bailey O'Neal and wife, Janice Allen O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven P. Rosenberg

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. 57 and the northerly 10 feet of Lot No. 56 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 57 and the northerly 10 feet of Lot No. 56 front together sixty (60) feet on the westerly side of North 16th Street (formerly Porter Avenue) and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William Bailey O'Neal, unmarried by deed from William Kelly Swift, unmarried of record in Book 7474, page 32, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

00495

IDENTIF. TREFERENCE

JAN 31 1 38 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7941 01/31 0101 03CHECK 181.90

This is unimproved ( ) / improved (XX) property, known as 802 North 16th Street, Nashville, TN 37206
(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 our hand as this 26th day of January, 1990

William Bailey O'Neal

Janice Allen O'Neal

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, William Bailey O'Neal and wife, Janice Allen O'Neal

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 purpose therein contained.

WITNESS my hand, at office, this 26th day of January, 19 90.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as.

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

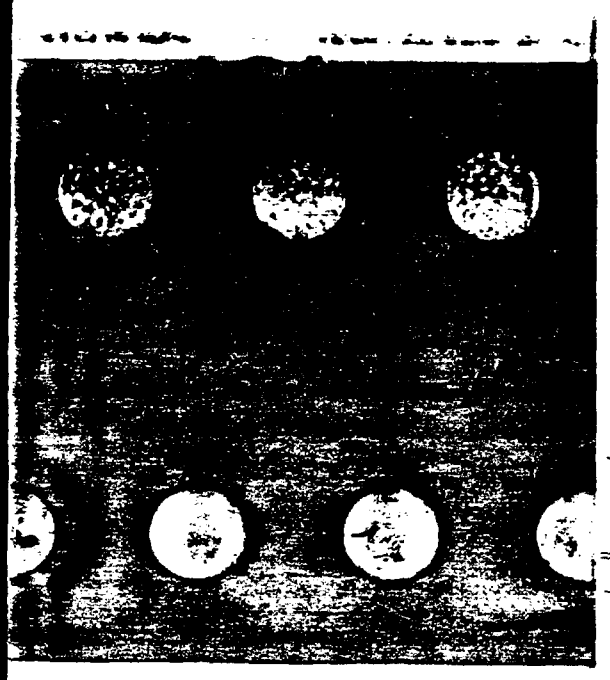
FROM

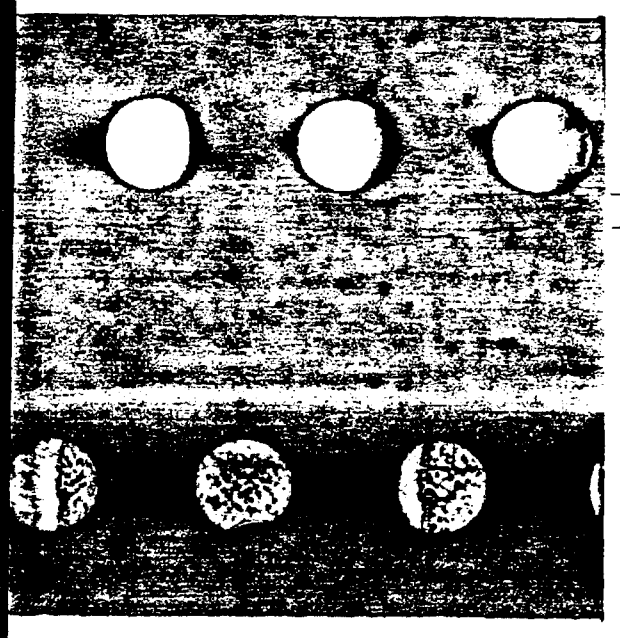
William Bailey O'Neal and wife, Janice Allen O'Neal

TO

Steven P. Rosenberg

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 174.90
PRFEE 1.00
WDEED 6.00
TOTAL 181.90
CHECK 181.90

01/31/90 01 13:35 0001 7941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q0 4,9,5

IDENTIF. REFERENCE

JAN 31 1 38 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 288988