Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Susie L. O'Neal
3321 Cocoa Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP 80-07
Parcel 119
13DA 65745

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **FIFTY EIGHT THOUSAND ($58,000.00) DOLLARS, ANNIE P. OSBORNE KELLY and spouse, RICHARD J. KELLY,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **SUSIE L. O'NEAL,** a single individual, GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 456 in the 13th Civil District of said County, on the Plan of Bordeaux Hills Subdivision, Section 9, as of record in Book 4175, Page 116, Register's Office for said County, to which plan reference is here for a more complete description to be made.

BEING the same property conveyed to Annie P. Osborne, by deed from James R. Osborne, of record in Book 5423, Page 324, Register's Office for Davidson County, Tennessee. The said Annie P. Osborne having since married and is now known as Annie P. Osborne Kelly. This conveyance is being joined in by Richard J. Kelly, spouse of the grantor for the purpose of conveying any and all rights he may have in said property by virtue of marriage.

THIS conveyance is made subject to restrictions of record in Book 4397, Page 742, Section 8, and Book 4405, Section 9, Register's Office for Davidson County, Tennessee; and easements, setback lines, conditions of owner's certificate of record in Book 4175, Page 11, and Book 4175, Page 116, Register's Office for said County.

This is improved property known as 3321 Cocoa Drive, Nashville, Tennessee 37218.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns

against the lawful claims of all persons, whomsoever.

WITNESS our hands this 1st day of February, 1990.

Annie P. Osborne Kelly Richard J. Kelly

ANNIE P. OSBORNE KELLY **RICHARD J. KELLY**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNIE P. OSBORNE KELLY and spouse, RICHARD J. KELLY,** bargainors, 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 seal at Nashville, Davidson County, Tennessee, this 1st day of February, 1990.

Notary Public

NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FIFTY EIGHT THOUSAND ($58,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

X Susie L. O'Neal

AFFIANT

SWORN to and **SUBSCRIBED** before me this 1st day of February, 1990.

Notary Public

NOTARY PUBLIC

My Commission Expires: 11/27/93

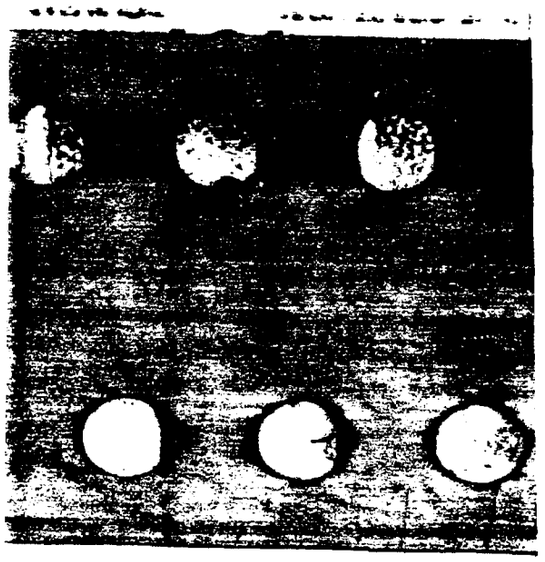
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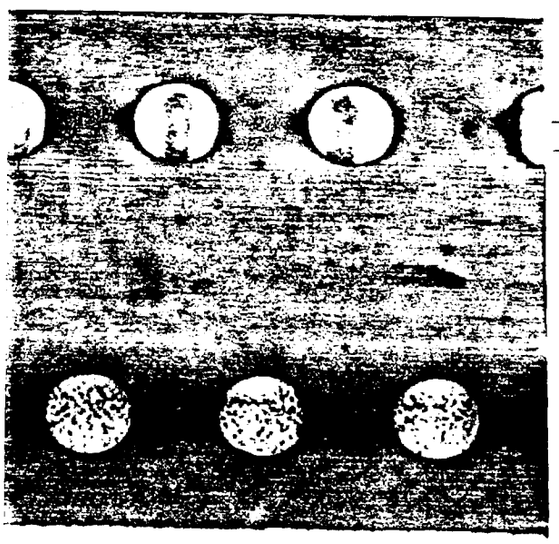
IDENTIF. TREFERENCE

FEB 1 3 43 PM '90

FELIX J. DAVIDSON COUNTY TNR

RUSH





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8038 PAGE 45

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 58000.00
CON TX 191.40
PRFEE 1.00
WDEED 6.00
TOTAL 198.40
CHECK 198.40

02/01/90 01 15:39 0001 948[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 009884

FEB 1 3 43 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289523