Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

0026133 BOX 35 BOOK 8089 PAGE 798

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Bailey O'Neal (NAME)	SAME (NAME)	MAP 83-5
P O Box 120562 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 436
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by William Bailey O'Neal and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Clara N. Edwards, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said William Bailey O'Neal, a married person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Survey of the J.J. Tamble Tract, as of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of 15th Street, formerly Bramblett Street, and runs back between parallel lines, 200 feet, to an alley.

Being the same property conveyed to M.D. Edwards and wife, Clara N. Edwards, by deed from Carl N. Reed and wife, Edna Reed, of record in Book 1212, page 57, Register's Office of Davidson County, Tennessee.

The said M.D. Edwards having since died.

Clara N. Edwards and Clara G. Edwards being one and the same persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $42,000.00

Subscribed and sworn to before me this the 16th *day of* April 1990

My commission expires: 1-23-93 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 417 North 15th Street, Nashville, TN 37206
(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 16th *day of* April, 1990. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara N. Edwards by Manuel D. Edwards Jr.
Her Attorney in fact

Clara N. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said State and County, personally appeared Manuel D. Edwards, Jr., to me known (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Clara N. Edwards, and acknowledged that he executed the same as the free act and deed of the said Clara N. Edwards.

Witness my hand and seal at Nashville, Tennessee this 16th day of April, 1990.

Cynthia O'Dell Notary Public

Commission Expires: 1/23/93

19452

IDENTIF. TREFERENCE

APR 17 11 45 AM '90

DAVIDSON COUNTY T...

1897 04/17 0101 03CHECK 145.60

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 800

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42000.00
CON TX 138.60
PRFEE 1.00
WDEED 6.00
TOTAL 145.60
CHECK 145.60

04/17/90 01 11:44 0001 1897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19452

IDENTIF. REFERENCE

APR 17 11 45 AM '90

DAVIDSON COUNTY TN.

No. 311090