BOOK 8309 PAGE 184 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES: 9/12/93
(AFFIX SEAL)

Ted A. Burkhalter THIS INSTRUMENT WAS PREPARED BY 28 White Bridge Rd Suite #100 Nashville, TN 37205
Attorney At Law
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Willard et ux (NAME)	First Tennessee Bank National (NAME)	Map 83-01
1402 Benjamin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000 (STREET ADDRESS)	Parcel 429
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	27W 15665

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 B. O'Neal and wife, Janice A. O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Willard and wife, Diane C. Willard

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 Lots Nos. 13 and 14, on the Map of the Subdivision of part of the Weakley Home Place of record in Book 421, page 36, Register's Office for said County.

Said Lots Nos. 13 and 14 front together 79.2 feet on the southerly side of Benjamin Street, and run back between line 135 feet on the easterly line of Lot no. 14, and 139.7 feet on the westerly line of Lot No. 13 to an alley on which they measure 111 feet.

Being the same property conveyed to William B. O'Neal and wife, Janice A. O'Neal by deed from O. B. Hofstetter, Jr., Trustee of record in Book 8176, page 603, Register's Office for Davidson County, Tennessee.

The aforesaid description was taken from the preceding deed of record.

98949

IDENTIFICATION REFERENCE

Mar 11 2 10 PM '91

DAVIDSON COUNTY TN

3333 03/14 0101 03CHECK 226.45

This is unimproved ( ) improved (X) property, known as 1402 Benjamin Avenue (House Number) (Street) Nashville, TN (P O Address) (City or Town) 37206 (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 s this 7th day of March, 19 91

William B. O'Neal

Janice A. O'Neal

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Willard and wife, Diane C. Willard

the 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, Tennessee, this 7th day of March, 19 91.

Commission Expires 05/22/93

Notary Public

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

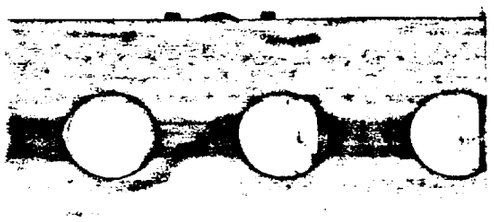
Commission Expires _____

WARRANTY DEED

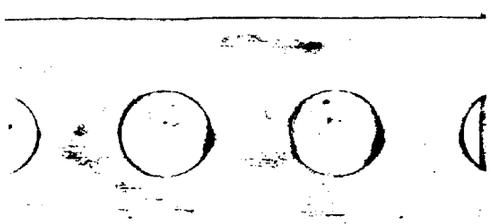
FROM

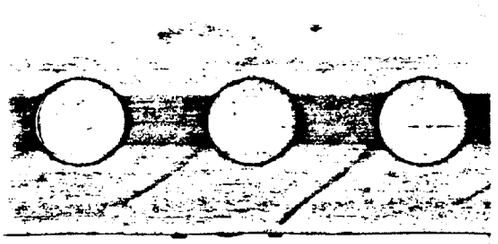
TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101









OFFICIAL RECEIPT

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 186

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	66500.00
CON TX	219.45
PRFEE	1.00
WDEED	6.00
TOTAL	226.45
CHECK	226.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/91 01 08:12 0001 3333

98949

IDENTIF. REFERENCE

Mar 14 8 10 AM '91

DAVIDSON COUNTY, TN.

No. 404122