THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

BOOK 8828 PAGE 209

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William B. O'Neal, et ux P.O. Box 60851 Nashville, Tn. 37206	Same as New Owner	Map 61-15 Parcel 289 ID# 15DZ 06180

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the ESTATE OF LENORA COLLINS SIMPSON, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM B. O'NEAL and wife, JANICE A. O'NEAL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

6942 12/31 0101 03CHECK 218.05

LAND in Davidson County, Tennessee, being a part of Lot 44, on the plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

BEGINNING at a point in the southwest corner of Baxter Avenue and Oak Street, thence, in a generally westerly direction 153.8 feet to a point; thence, in a generally southerly direction 127.9 feet to a point; thence, in a generally easterly direction 150 feet to a point in the westerly margin of Baxter Avenue; thence, in a generally northerly direction with the west margin of Baxter Avenue 144.8 feet to the point of beginning.

BEING the same property conveyed to John D. Simpson and wife, Lenora C. Simpson, by deed from Guy R. Burgett and wife, Lorene D. Burgett, of record in Book 3071, page 579, said Register's Office. The said John D. Simpson a/k/a John David Simpson died on May 8, 1970, survived by his wife, Lenora C. Simpson who became vested with ownership and title to the said property, in fee simple. And, the said Lenora C. Simpson a/k/a Lenora Collins Simpson died testate on October 23, 1992, leaving a Last Will and Testament dated February 15, 1978, which was filed for probate in the Probate Court for Davidson County, Tennessee, in ***The Matter of: The Estate of Lenora Collins Simpson, deceased,*** Docket Number 100186. The said Last Will and Testament gives, devises and bequeaths all of the decedent's estate to her two children, namely, Katherine Simpson Townley and Bessie Simpson Ray, equally. The said Katherine Simpson Townley and Bessie Simpson Ray are the only children born to or adopted by Lenora Collins Simpson during her lifetime and her only natural heirs at law. Gary Temple, Attorney at Law, was appointed Administrator C.T.A. of the decedent's estate. The estate remains open; however, there are sufficient funds or will be sufficient funds within the said estate to pay all debts, taxes and costs of administration.

The mailing address for the said property is 3831 Baxter Avenue, Nashville, Tennessee 37216.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which will be paid in full by the GRANTOR on the date of closing.

2. Subject to all matters as they may appear on the Plan of record in Book 421, page 174, said Register's Office.

And the GRANTOR does further covenant and bind itself, its heirs and assigns 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.

WITNESS our hands on this the 30th day of December, 1992.

"GRANTOR"

ESTATE OF LENORA COLLINS SIMPSON

BY: Gary W. Temple Administrator C.T.A.
GARY TEMPLE, Administrator C.T.A.

Bessie Simpson Ray
BESSIE SIMPSON RAY by: Gary Temple
Attorney In Fact

Katherine Simpson Townley
KATHERINE SIMPSON TOWNLEY
by: Gary Temple, Attorney In Fact

"GRANTEES"

WILLIAM B. O'NEAL

JANICE A. O'NEAL

ELIA L. WILLIAMS REGISTER
DAVIDSON COUNTY, TN
Dec 31 9 40 AM '92
IDENTIFICATION REFERENCE
7.8.3.7.3.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY TEMPLE, Administrator C.T.A. and WILLIAM B. O'NEAL and wife, JANICE A. O'NEAL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of December, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30th day of December, 1992, before me, personally appeared GARY TEMPLE, to me known to be the person who executed the foregoing instrument on behalf of Bessie Simpson Ray and Katherine Simpson Townley, and acknowledged that he executed the same as the free act and deed of the said Bessie Simpson Ray and Katherine Simpson Townley.

WITNESS my hand and official seal this the 30th day of December, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

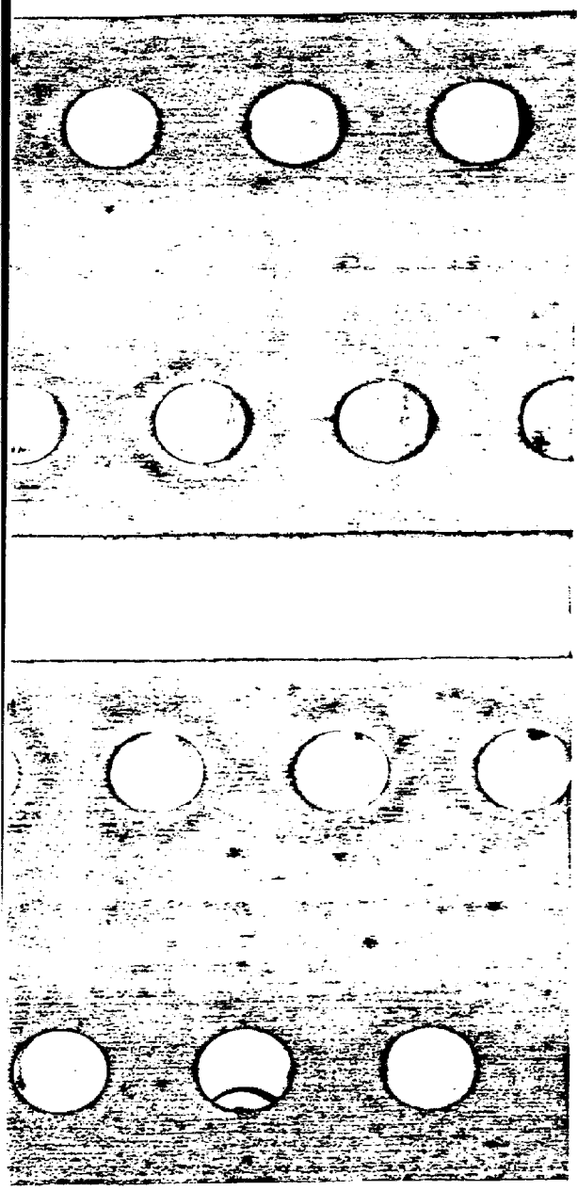
The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

Affiant

Sworn to and subscribed before me, this the 30th day of December, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93



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

RECEIVED OF _____

FOR _____

BOOK 8828 PAGE 211

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

12/31/92 01 09:38 0001 6942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.7.3.

IDENTIFICATION REFERENCE

DEC 31 9 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 606057