BOOK 9012 PAGE 273

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***69,000.00.

Daniel W. Lochrie
Affiant

Subscribed and sworn to before me this 4th day of July, 1993.

Notary Public

My Commission Expires: 1-17-94

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

93 JUL 13 AM 8:54
LIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

40257
IDENTIF. ↑ REFERENCE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DANIEL W. LOCHRIE 226 Chapel Avenue Nashville, TN 37206	SEARS MORTGAGE CORP. P.O. Box 8111 Vernon Hills, IL 60061	MAP 83-06 PARCEL 102 27W 03805

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND 00/100 ($***69,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **WILLIAM BAILEY O'NEAL, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DANIEL W. LOCHRIE, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 128.0 feet of Lot No. 60 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 60 begins at an iron pin in the easterly margin of Chapel Avenue at the common corner of Lots Nos. 60 and 61 and thence with the line of Lots Nos. 60 and 61, north 66 degrees 30 minutes west 128.0 feet to an iron pin; thence south 23 degrees 30 minutes east 50.0 feet to a stake in the line of Lots 59 and 60, said stake being located south 66 degrees 30 minutes west 64.9 feet from the westerly margin of a 15.0 feet alley running thence south 66 degrees 30 minutes west 128.0 feet to a stake in the easterly margin of Chapel Avenue being the common corner of Lots Nos. 59 and 60; thence with the easterly margin of said avenue north 23 degrees 30 minutes west 50.0 feet to the beginning.

BEING the same property conveyed to William Bailey O'Neal, unmarried, by deed from Roy Coblentz, unmarried, of record in Book 7745, page 866, Register's Office for Davidson County, Tennessee; the said William Bailey O'Neal having since married.

JANICE O'NEAL, spouse of William Bailey O'Neal, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 226 Chapel Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Beaumont Place, of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of July, 1993.

WILLIAM BAILEY O'NEAL

JANICE O'NEAL

3028 07/13 0101 03CHECK 264.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

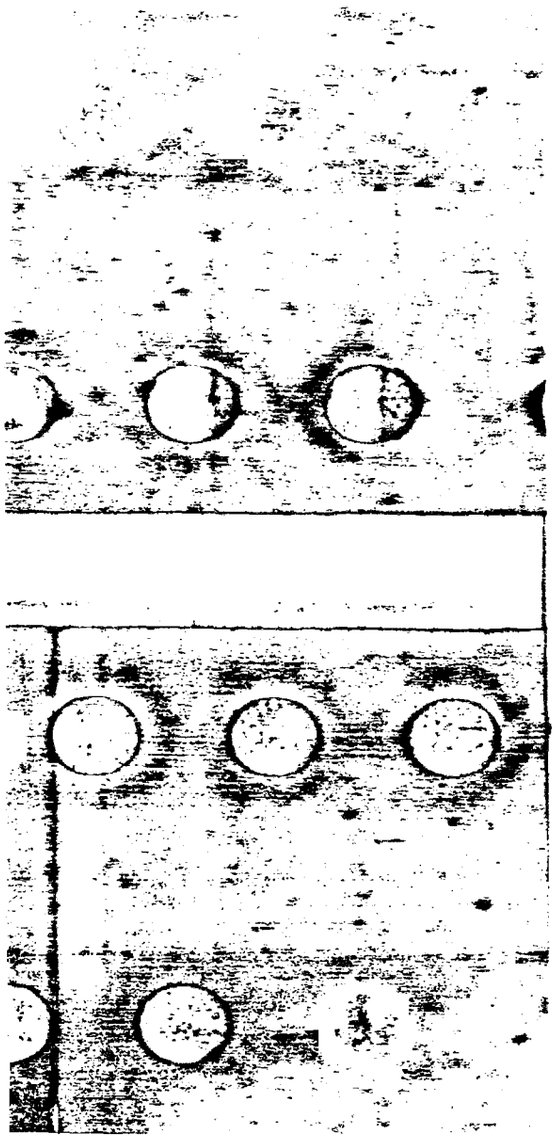
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM BAILEY O'NEAL and JANICE O'NEAL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 1993.

Notary Public

My Commission Expires:

9-23-94



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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.30
				CHECK 264.30
			07/13/93 01	08:55 0001 3028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40257
IDENTIF. ↑ REFERENCE

93 JUL 13 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673448