Mail

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 $***73,000.00

Affiant

Subscribed and sworn to before me this 26th day of July, 1993.

Notary Public

My Commission Expires:

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
WILLIAM BAILEY O'NEAL and JANICE A. O'NEAL 2724 Meadow Rose Drive Nashville, TN 37206	SEARS MORTGAGE CORPORATION P.O. Box 8111 Vernon Hills, IL 60061	MAP 83-08 PARCEL 213

3725 07/28 0101 03CHECK 279.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND AND 00/100 ($***73,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **RICHARD D. RUNYEON and wife, CAROLE A. RUNYEON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM BAILEY O'NEAL and wife, JANICE A. O'NEAL,** 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:

BEING Lot No. 19 on the Plan of Section 2, Whitman Meadow, of record in Book 3106, page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 94.38 feet on the easterly side of Meadow Rose Drive and extends back 161.05 feet on the northerly line and 155.0 feet on the southerly line to a dead line in the rear, on which it measures 103.65 feet.

BEING the same property conveyed to Richard D. Runyeon and wife, Carole A. Runyeon, by deed from Bonnie L. McNally and Lola Mullican, sole heirs to the Estate of James B. Hooper, of record in Book 7456, page 507, Register's Office for Davidson County, Tennessee.

This is improved property known as 2724 Meadow Rose Drive, 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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees.

2. Matters shown on the Plan of Whitman Meadow, of record in Book 3106, page 127, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of July, 1993.

RICHARD D. RUNYEON

CAROLE A. RUNYEON

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 RICHARD D. RUNYEON and CAROLE A. RUNYEON, 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.

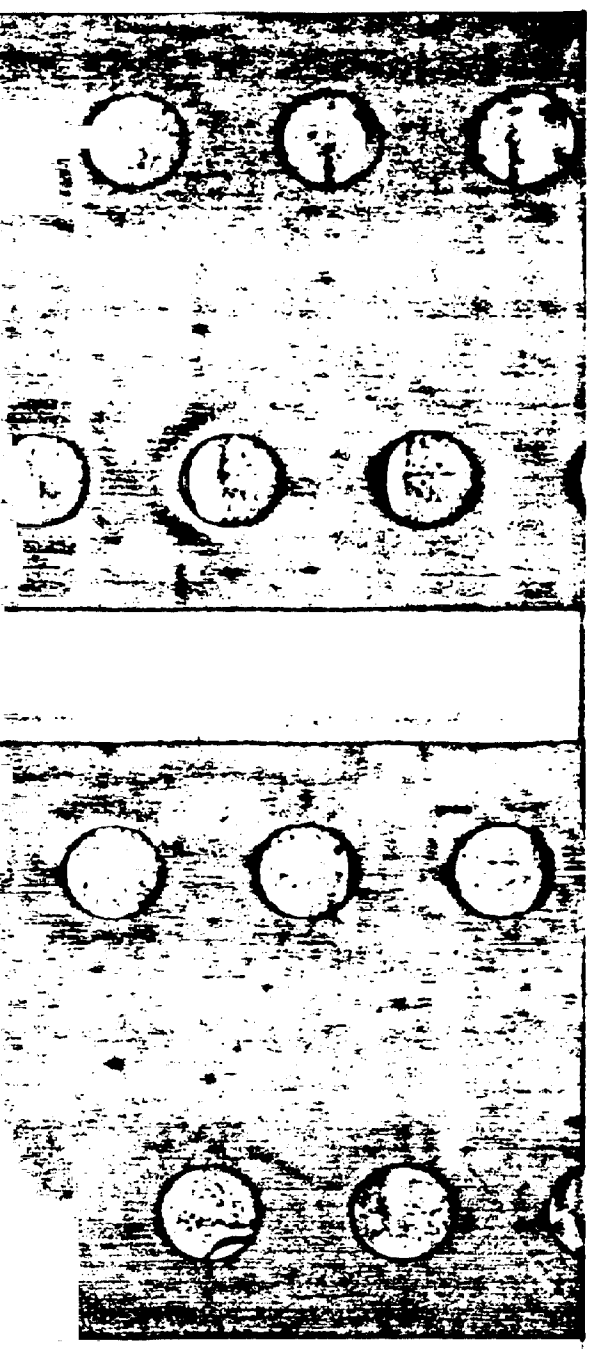
Witness my hand and official seal this 26th day of July, 1993.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9027 PAGE 139

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8725

45453

IDENTIFICATION REFERENCE

98 DEC 28 AM 8:12

No. 679070