Box 58

BOOK 9224 PAGE 145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark S. Savage (NAME)	Fleet Mortgage Corp. (NAME)	MAP 149
809 Bishopsgate Road (ADDRESS)	P. O. Box 316 (ADDRESS)	2-B
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Milwaukee, WI 53201 (CITY) (STATE) (ZIP)	PARCEL 70

FOR AND 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, Charles Eugene O'Neal and wife, Julie Ann O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Savage, a single person

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 Lot No. 125 on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, pages 92-94, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Charles Eugene O'Neal and wife, Julie Ann O'Neal by deed from Judy McFaden, an unmarried person, of record in Book 7988, page 140, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantee; All matters as shown on the plan of record in Book 6250, pages 92-94; Covenants and Restrictions of record in Book 6236, page 683; Book 6295, page 548; Book 6295, page 556; Book 6294, page 564; Book 6300, page 423; Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300, page 431; Book 6295, page 596; Book 6295, page 602; Book 6300, page 439; Book 6295, page 503; Book 6295, page 506; Book 6295, pag 520; Book 6295, pag 534; Book 6300, page 409, re-recorded in Book 6306, page 833; Book 6496, page 99; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; and Book 6518, page 190, included homeowners association assessments, if any; sanitary sewers and/or storm drainage easements of record in Book 6186, page 238; Book 6251, page 616; Book 6530, page 819; Book 6530, page 823 and Book 6298, page 491, all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 809 Bishopsgate Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 18th day of January 19 94

Charles Eugene O'Neal by Julie O'Neal
Charles Eugene O'Neal

Julie Ann O'Neal
Julie Ann O'Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9224 PAGE 146

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Charles Eugene O'Neal and wife~~, Julie Ann O'Neal

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January 19 94.

Commission expires January 25, 1997

Marshall L. Hix
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Julie Ann O'Neal ~~and~~ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the attorney-in-fact of Charles Eugene O'Neal ~~and~~ respectively of the the within named bargainor, ~~and corporation~~, and that she as such attorney-in-fact ~~and~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation by the said~~ Charles Eugene O'Neal as such attorney-in-fact, ~~and acknowledging the same to be the act and deed of said~~ ~~xxxxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxx~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of January 19 94.

My commission expires January 25, 1997

Marshall L. Hix
Notary Public

1069 01/19 0101 03CHECK 334.60

08924

IDENTIF. ↑ REFERENCE

94 JAN 19 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9224 PAGE 147

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/19/94 01 15-10 0001 1069

08924
IDENTIF. ↑ REFERENCE

94 JAN 19 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.747042