This instrument prepared by: L. Ken Johnson, Atty.
MAIL TO → 302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9269 PAGE 660

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00.

X Michael J. O'Neal
MICHAEL J. O'NEAL

Subscribed and sworn to before me this the 3rd day of March, 1994.

Lewis P. Johnson
Notary Public

My comm. exp. 9-27-97

ADDRESS NEW OWNER:
MICHAEL J. O'NEAL
6954 Bethel Road
Goodlettsville, Tn. 37072

SEND TAX BILLS TO:
same

MAP/PARCEL NO.
18-16-0 201.00
Good. 13288

Mortgagee:
NONE

94 MAR -7 AM 8:56
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 24423

WARRANTY DEED

WE, FRANK R. TINNON, JR. and LESLIE T. (KEENE) AYERS, for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents do transfer and convey unto MICHAEL J. O'NEAL, and wife, JOYCE R. O'NEAL,, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being on the west side of the L. and N. Turnpike in the 10th Civil District of said County in the village of Goodlettsville, and more particulary described as follows:

BEGINNING in the center of the said L & N Turnpike at John Phipps northeast corner and running with Phipps' north line about 415 feet to Phipps' northwest corner; thence north, parallel with the L & N Turnpike, 105 feet to a stake; thence east, parallel to Phipps north line, about 415 feet to the center of said Turnpike; thence withe center of the same, southerly 105 feet to the beginning, containing 1 acre, more or less.

INCLUDED in the above description but expressly excluded is a tract of land described in right-of-way deed from George R. McMurtry, et ux to Davidson County, Tennessee, in Book 2241, page 139, R. O. D. C., Tennessee.

Being the same property conveyed to Frank R. Tinnon, by deed from Elizabeth W. Young, a widow of record in Book 5484, Page 940, R. O. D. C., Tennessee. The said Frank R. Tinnon having since died and property is vested in FRANK R. TINNON, JR. and LESLIE T. (KEENE) AYERS as devisees under the Will of Frank R. Tinnon, Sr., of record in Will Book

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

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

147, page 770, Probate Court Clerk's office for Davidson County, Tennessee. Said Estate, Rule No. 74298 was fully administered, all debts and taxes paid and this property is not the usual place of residence of either of the Devisees.

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Note: This property is conveyed subject to all Easements and Conditions, apparent and of record, and shown on said Plat.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL J. O'NEAL, and wife, JOYCE R. O'NEAL, their heirs and assigns, forever

And We do covenant with the said MICHAEL J. O'NEAL, and wife, JOYCE R. O'NEAL,, 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 stated in this Deed.

And, WE, FRANK R. TINNON, JR. and LESLIE T. (KEENE) AYERS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL J. O'NEAL, and wife, JOYCE R. O'NEAL, their heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as 109 New Brick Church Pike Goodlettsville, Tn. 37072

Witness our hands this the 3rd day of March, 1994.

X Frank R Tinnon Jr.
FRANK R. TINNON, JR.

X Leslie T (Keene) Ayers
LESLIE T. (KEENE) AYERS

State of Tennessee
County of Davidson

Personally appeared before me,the undersigned, a Notary Public in and for said County and State, FRANK R. TINNON, JR. and LESLIE T. (KEENE) AYERS. the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained on this the 3rd day of March, 1994.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of March, 1994.

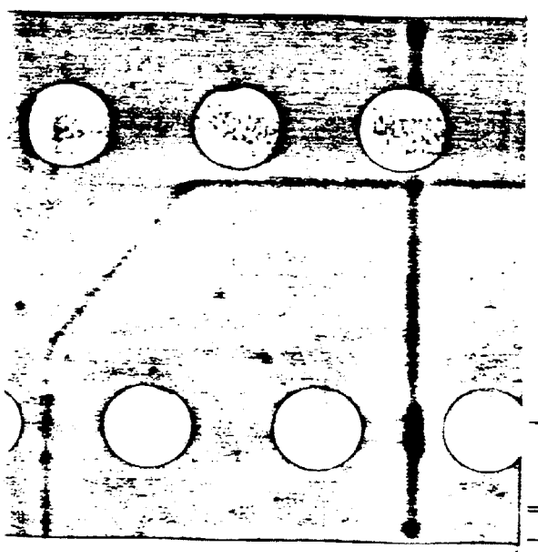
Lewis P. Johnson
Notary Public

My comm. exp. 9-27-97

L. KENNETH JOHNSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

8157 03/07 0101 03CHECK 107.(

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258



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

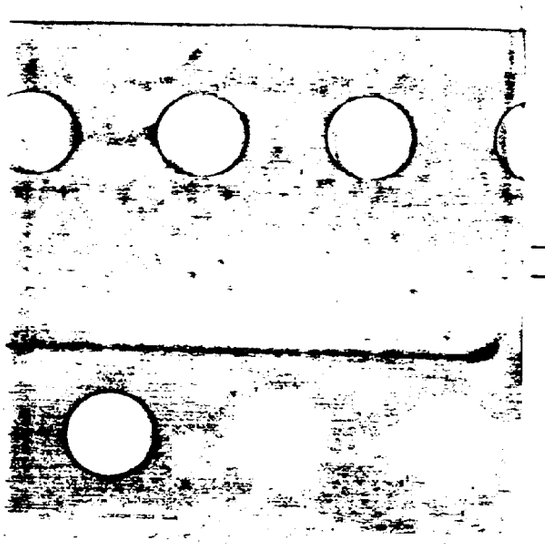
RECEIVED OF _____

FOR _____

BOOK 9269 PAGE 662

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	26500.00
CON TX	98.05
PRFEE	1.00
WDEED	8.00
TOTAL	107.05
CHECK	107.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8157

24423
IDENTIF. # REFERENCE

94 MAR -7 AM 8:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 763570