THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 28,493.50

Affiant

Subscribed and sworn to before me, this 1st day of August 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLOTTE A. KEESEE 1102 Stockell Street Nashville, Tennessee 37207	SAME	MAP 82-3 PARCEL 176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND FOUR HUNDRED NINETY THREE AND 50/100---------- ($ 28,493.50) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILLIAM B. O'NEAL, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHARLOTTE A. KEESEE, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 108 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 50.0 feet on the west side of Stockell Street and runs back between parallel lines 178.3 feet, more or less, to an alley.

BEING the same property conveyed to William B. O'Neal by Trustee's Deed from Ted A. Burkhalter, Trustee, of record in Book 9268, page 88, Register's Office for Davidson County, Tennessee.

JANICE A. O'NEAL, spouse of William B. 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 1102 Stockell Street, Nashville, Tennessee 37207

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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(s).

2. Matters shown on the Plan of Benedict Land Company's S/D of the Lindsley Tract of record in Book 332 , page 40 , 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of August, 19 94.

WILLIAM B. O'NEAL

JANICE A. O'NEAL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 B. O'NEAL and JANICE A.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 1st day of August, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

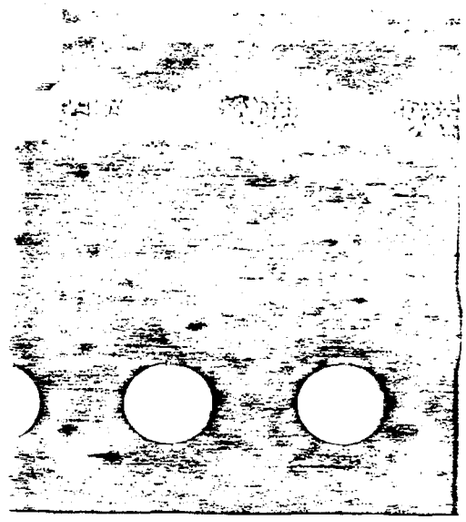
Notary Public

77589
IDENTIF. & REFERENCE

94 AUG -3 AM 8:39

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

3940 08/03 0101 03CHECK 114.45



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

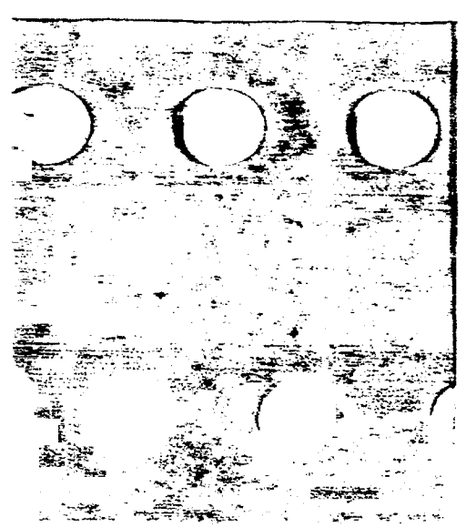
RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 567

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



MAMT 28496.50
ERR CO
MAMT 28496.50-
CAMT 28493.50
CON TX 105.45
PRFEE 1.00
~~MDEED 8.00~~
~~TOTAL 114.45~~
CHECK 114.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/94 01 08:39 0001 3940

77589
IDENTIF. # REFERENCE

94 AUG -3 AM 8:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820459