BOOK 9479 PG 570

Bot 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 94

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WONNIE L. SHORT	SAME	103-14-72
(NAME)	(NAME)	
225 HILLWOOD BOULEVARD		08DZ-51595
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CAROLYN G. O'NEAL AND HUSBAND, CLEVELAND E. O'NEAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WONNIE L. SHORT, UNMARRIED

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 the westerly 50 feet of Lot No. 6 and the easterly 125 feet of Lot No. 7, of Block "E", on the Map of Blocks "B", "D", and "E", Hillwood Estates, not of record; and being more particularly described according to a survey by Z. J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

BEGINNING on the southerly margin of Hillwood Drive at the Northeast corner of the property conveyed to J. B. Hibbitts, Jr. and wife, by deed from Edwin W. Bleier and wife, of record in Book 1422, page 311, Register's Office for said County; thence with said Drive, eastwardly 175 feet; thence southwardly 206 feet, more or less, to the northerly line of Lot No. 19; thence with the northerly line of Lot Nos. 19 and 18, westwardly 175 feet to the Southeast corner of said Hibbits property; thence with said Hibbitts easterly line, northwardly 208 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Carolyn G. O'Neal, by deed from Marilyn H. Stern and Sonia S. Makleff, of record in Book 4477, page 318, Register's Office for Davidson County, Tennessee.

Cleveland E. O'Neal, husband of Carolyn G. O'Neal, joins in to convey any interest he may have by his marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 225 HILLWOOD BOULEVARD, NASHVILLE, TN 37205
(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 29th day of September 19 94

Carolyn G. O'Neal
CAROLYN G. O'NEAL

Cleveland E. O'Neal
CLEVELAND E. O'NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9479 PG 571

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROLYN G. O'NEAL AND HUSBAND, CLEVELAND E. 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 they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of September, 1994

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

95532

IDENTIF. & REFERENCE

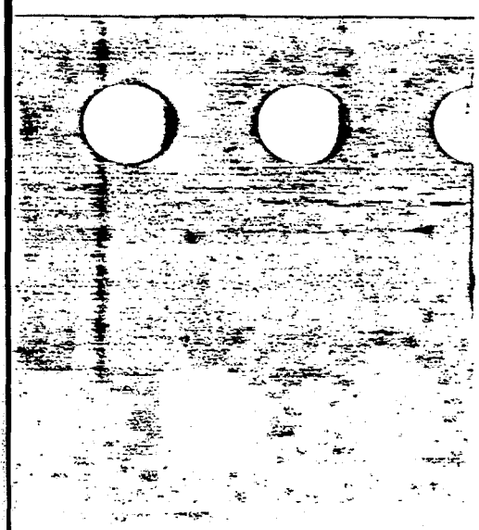
94 SEP 30 AM 10:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3434 09/30 0101 03CHECK

1211.50





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 572

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 325000.00
				CON TX 1202.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1211.50
				CHECK 1211.50
09/30/94	01			10:23 0001 3434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95532
IDENTIF. ↑ REFERENCE

94 SEP 30 AM 10: 24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839690