BOOK 9608 PG 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #32679

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald O'Neill, Jr. (NAME)	Countrywide Funding Corporation (NAME)	149-7-A-99
760 Dover Glen Drive (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	FD.BK.2DX8631
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (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, Jerry Butler, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill, Married

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 all of Lot No. 99 on the Plan of Chelsea Village, as of record in Plan Book 7900, pages 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Jerry Butler, Married by deed from Manouchehr Farazmand and wife, Malakah Ahmadzadeh, of record in Book 9335, Page 870, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Georgia S. Butler, wife of Jerry Butler, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that she may have in and to said property.

See Powers of Attorney of record in Book 8616, page 966, and Book 8642, page 211, in said Register's Office.

38363 IDENTIF. ↑ REFERENCE

95 MAR -2 AM 8:20
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6317 03/02 0101 03CHECK 368.64

Unimproved ( )
This is improved (X) property, known as 760 Dover Glen Drive, 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 my hand this 24th day of February, 19 95

Jerry Butler by Alan L. Saturn, atty in fact

Georgia S. Butler by Alan L. Saturn, their Attorney-in-Fact, atty in fact

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 Jerry Butler, Married

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 19 95.

Commission expires _____

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

State of Tennessee
County of Davidson

On this the 24th day of February, 1995, before me, personally appeared Alan L. Saturn, to me known to be the person who executed the foregoing instrument on behalf of Jerry Butler and wife, Georgia S. Butler as thier Attorney-in-Fact and who acknowledged that he executed the same as the free act and deed of the said Jerry Butler and wife, Georgia S. Butler by Powers of Attorney, recorded as aforesaid.

Witness my hand and official seal at Nashville, Tennessee, on this the 24th day of February, 1995.

My commission expires: 7/25/98

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM

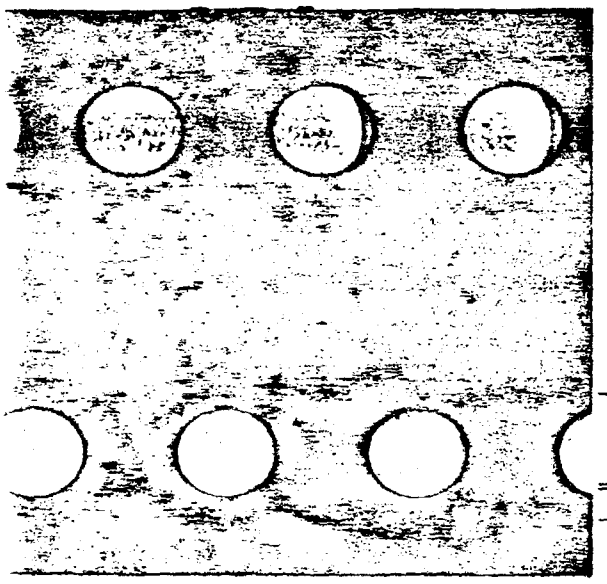
Jerry Butler

TO

Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #32679



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

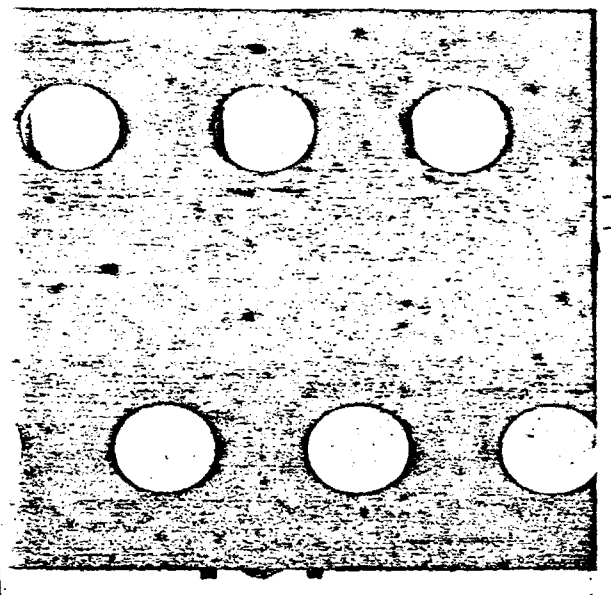
RECEIVED OF _____

FOR _____

BOOK 9608 PG 52

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 97200.00
CON TX 359.64
PRFEE 1.00
WDEED 8.00
TOTAL 368.64
CHECK 368.64

03/02/95 01 08:21 0001 6317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38363
IDENTIF. ↑ REFERENCE

95 MAR -2 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 885971