BOOK 9661 PG 522

FILE BOX 45

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman O'Neal (NAME)	Countrywide Funding Corporation (NAME)	MAP 138
6120 South Mt. Juliet Road (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 132
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Bobby E. Smith and wife, Lori M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman O'Neal and wife, Dorothy J. O'Neal

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:

A tract or parcel of land described according to a Property Line Survey and Site Plan of the Robert B. Smith, et ux., Georgia D. Smith Property by Gary R. Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:

BEGINNING at an iron pin in the easterly margin of South Mt. Juliet Road, said point also being the Southwest corner of the Odell Binkley, Jr., property (Book 5317, Page 292, Register's Office for said County); thence leaving the easterly margin of said road and running with a fence line forming the southerly boundary of the Binkley Property and the northerly boundary of this tract South 85 deg. 15' East 1,429.27 feet to an iron pin, said point being the northeast corner of this tract; thence South 3 deg. 52' 28" West 333.62 feet to an iron pin, said point being Southeast corner of this tract; thence North 88 deg. 45' 06" West 491.43 feet to an iron pin; thence North 4 deg. 06' 22" East 313.62 feet to an iron pin; thence North 85 deg. 15' 00" West 937.46 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence with the easterly margin of said road North 1 deg. 27' 11" East 50.05 feet to the point of beginning.

BEING the same property conveyed to Bobby E. Smith and wife, Lori M. Smith by Trustee's Deed from D. J. Brewer, Trustee, of record in Book 7778, Page 340, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6120 South Mt. Juliet Road, Hermitage, TN 37076
(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 28th day of April, 19 95

Bobby E. Smith

Lori M. Smith

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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 Bobby E. Smith and wife, Lori M. Smith

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 28th day of April, 1995

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

IDENTIF. & REFERENCE

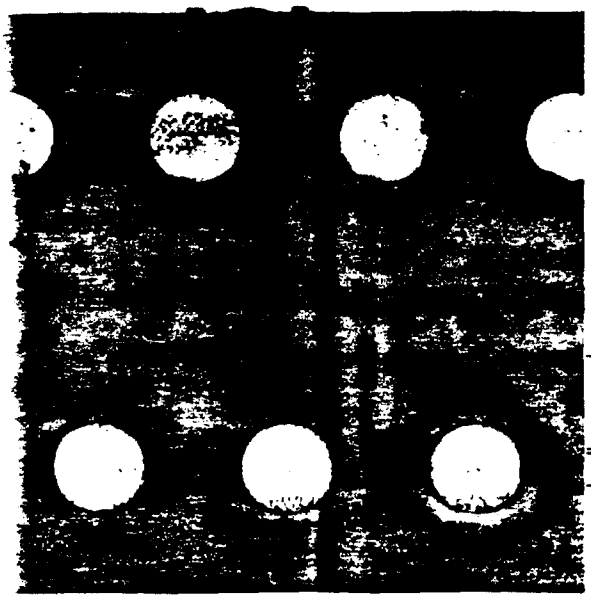
56991

95 MAY -2 PM 1:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5822 05/02 01:01 03CHECK

484.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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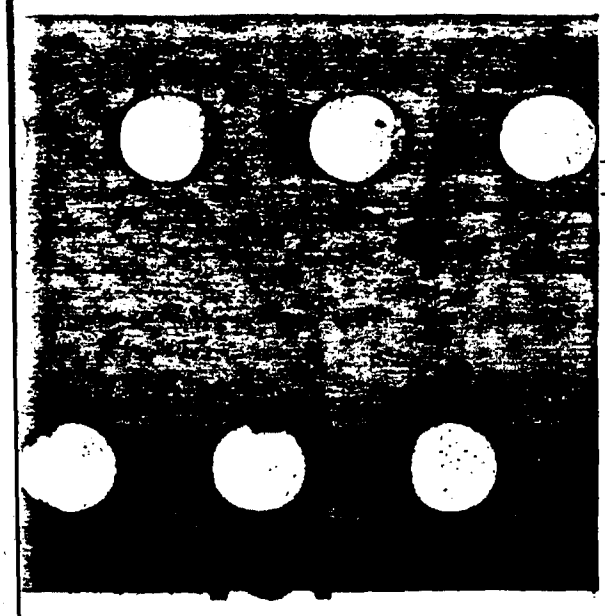
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
TOTAL 484.45
CHECK 484.45

05/02/95 01 14:00 0001 6822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56991
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906245