STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John E. O'Neal and	Same as New Owner	Map 132-14
(NAME) Kimberly D. O'Neal	(NAME)	Parcel 74
(ADDRESS) 4700 Hazelwood Circle	(ADDRESS)	OH09440
(CITY) Nashville (STATE) TN (ZIP) 37220	(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, Patricia Beadle Nelson and Husband, Oscar Tivis Nelson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. O'Neal and wife, Kimberly D.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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Hazelwood, as of record in Book 2133, Page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a complete description thereof.

Being the same property conveyed to Michael G. Beadle and wife, Patricia E. Beadle by Installment Deed from Robert E. Johnson and wife, Clara B. Johnson of record in Book 4788, Page 95, Register's Office for Davidson County, Tennessee. The said Michael G. Beadle subsequently conveyed all his right, title and interest in and to the hereinabove described property to Patricia E. Beadle by Quitclaim Deed of record in Book 5943, Page 300, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 1995, WHICH THE GRANTEES HEREIN ASSUME RESPONSIBILITY FOR THE PAYMENT THEREOF.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3503, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4700 Hazelwood Circle Nashville TN 37220
(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 1st day of June, 19 95

Patricia Beadle Nelson
Patricia Beadle Nelson

Oscar Tivis Nelson Jr.
Oscar Tivis Nelson, Jr.

BOOK 9690 PG 532

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Patricia Beadle Nelson and Husband, Oscar Tivis Nelson, Jr.

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 Madison, Tennessee, this 1st day of June 19 95.

Commission expires 5/23/98

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, a 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 0066697

95 JUN -5 AM 9:22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

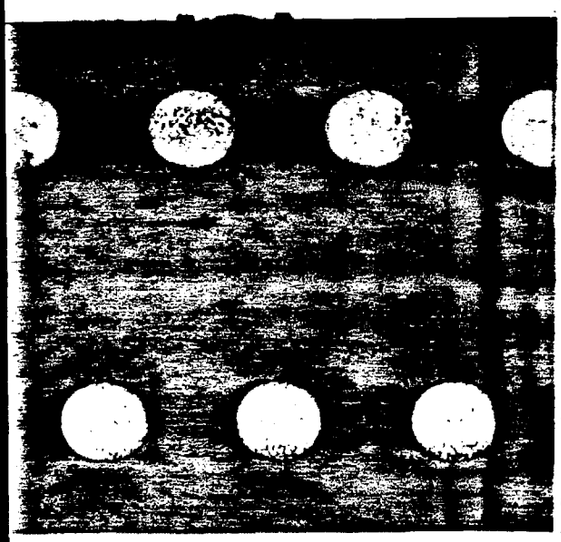
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

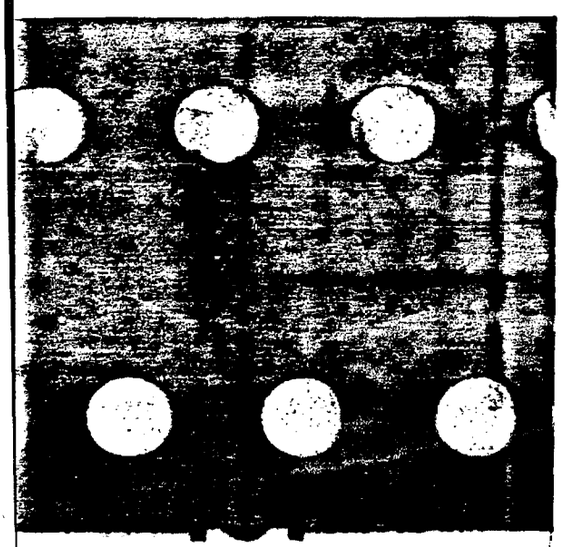
WARRANTY DEED

FROM:
Patricia Beadle Nelson and
Husband, Oscar Tivis Nelson, Jr.

TO:
John E. O'Neal and
Wife, Kimberly D. O'Neal

575.10 CHECK 0101 06/05 7497





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 533

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 153000.00
CON TX 566.10
PRFEE 1.00
MDEED 8.00
TOTAL 575.10
CHECK 575.10

06/05/95 01 09:22 0001 7499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00666697
IDENTIF. # REFERENCE

95 JUN -5 AM 8:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916795