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 $ 16,750.00

Martin Rainone
Affiant

Subscribed and sworn to before me, this 22nd day of January 1996

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARTIN RAINONE 1116 Lischey Avenue Nashville, Tennessee 37207	Martin Rainone 2108 Brookstone Drive Mt. Juliet, Tennessee 37122	MAP 82-3 PARCEL 376

WARRANTY DEED BOOK 9924 PG 727

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100---------- ($ 16,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, WILLIAM B. O'NEAL, married, and HARRISON H. SHOULDERS, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTIN RAINONE AND WIFE, VICTORIA RAINONE hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 50.0 feet on the westerly side of North Fourth Street or Lischey Avenue and runs back between parallel lines 153.0 feet, more or less.

BEING the same property conveyed to William B. O'Neal and Harrison H. Shoulders by deed from Maggie Vaught, single, of record in Book 8721, page 703, Register's Office for Davidson County, Tennessee.

JANICE 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 1116 Lischey Avenue, 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 s, their heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Sharpe and Horn's First Addn to Northeast Nashville of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of January, 19 96.

William B. O'Neal
WILLIAM B. O'NEAL
By: Mitchell A Watts, Atty in Fact

Janice O'Neal
JANICE O'NEAL
By: Mitchell A Watts
Atty in Fact

Harrison H. Shoulders
HARRISON H. SHOULDERS

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

BOOK 9924 PG 728

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 HARRISON H. SHOULDERS, 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 this 22nd day of January, 19 96.

My Commission Expires: 11-22-97

Mitchell A Watts
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

93 JAN 23 AM 8:47
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0143169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MITCHELL A. WATTS, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM B. O'NEAL and JANICE O'NEAL and acknowledged that he executed the same as the free act and deed of the said WILLIAM B. O'NEAL and JANICE O'NEAL.

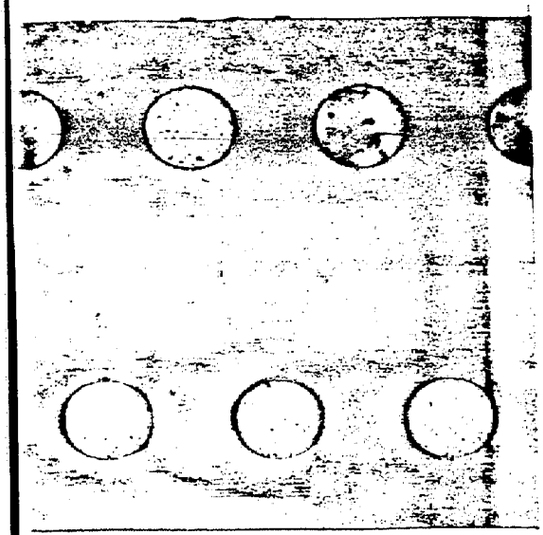
Witness my hand and seal this 22nd day of January, 1996.

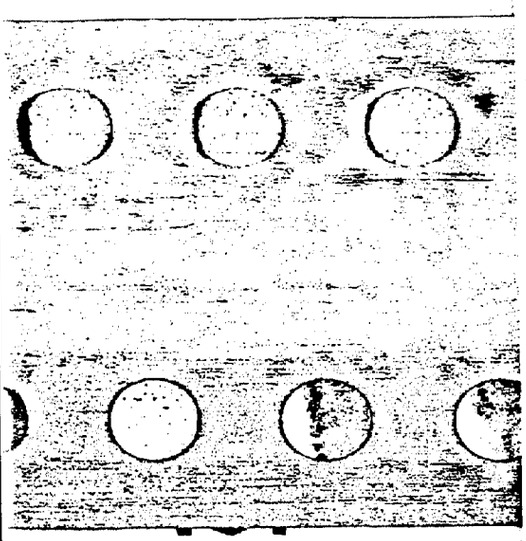
Brenda S Hudgins
Notary Public

BRENDA S. HUDGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7-26-97

0171 01/23 0101 03CHECK 70.98





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

RECEIVED OF _____

FOR _____

BOOK 9924 PG 729

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	16750.00
CON TX	61.98
PRFEE	1.00
WDEED	8.00
TOTAL	70.98
CHECK	70.98

01/23/96 01 08:48 0001 0271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143169
IDENTIFICATION REFERENCE

96 JAN 23 AM 8:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 998549