SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, SUITE 1100, NATIONSBANK PLAZA, 414 UNION ST. NASHVILLE, TN 37219.

GRANTOR: MARK E. O'NEILL

GRANTEE: JAMES M. GUNTER AND WIFE CAROLYN S. GUNTER

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
JAMES M. GUNTER	SAME	128-09-61
7601 INDIAN SPGS. DR		
NASH. TENN. 37221		

****

FOR AND IN CONSIDERATION of the sum of TWENTY TWO THOUSAND DOLLARS ($22,000.00), cash in hand paid by **JAMES M. GUNTER AND WIFE CAROLYN S. GUNTER, GRANTEES**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK E. O'NEILL, GRANTOR**, does hereby bargain, sell and convey to GRANTEES, their successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

The Property is unimproved property located at:

7578 George E. Horn, Nashville, TN

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is: $22,000.00.

James M. Gunter
Affiant

Sworn to and subscribed before me, this the 1st **day of** March 1996.

Lorie L. Haislip
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

LORIE L HAISLIP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

171336.1 2/28/96

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 27th day of February, 1996.

Mark E O'Neil
MARK E. O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily B Moore, a Notary Public of said County and State, MARK E. O'NEILL, the within named 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, at Office, this 27th day of February, 1996.

Emily B Moore
Notary Public

EMILY B. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 27, 1999

0155739
IDENTIF. # REFERENCE

96 MAR -1 PM 3:37
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

171336.1 2/27/96

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE more fully described as follows:

Lot No. 23 on the Plan of Dunaway Woods, Section One , as shown on plat of record in Plat Book 5200, page 132, in the Register's Office for Davidson County, Tennessee.

Being a portion of that property conveyed to Mark E. O'Neill by deed of record in Book 9582, page 624, Register's Office for Davidson County, Tennessee, and using the same description, there being no new survey.

EXHIBIT B

Encumbrances

1. Ad Valorem real property taxes for 1996 and subsequent years.

2. All matters shown on Plat of record in Book 5200, page 132, Register's Office for Davidson County, Tennessee.

3. Sewer line easement, right, and right-of-way easement as set forth in instrument of record in Book 4589, page 112, said Register's Office.

4. Restrictions and easements as contained in Book 5393, page 651, as amended in Book 5484, page 222, said Register's Office.

3703 03/01 0101 03CHECK 98.40



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 643

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 16.00
TOTAL 98.40
CHECK 98.40

03/01/96 01 15:39 0001 3703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155739
IDENTIF. & REFERENCE

96 MAR -1 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011829