47

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 96 Notary Public MY COMMISSION EXPIRES: 11-27-99 (AFFIX SEAL)

POR 10001 PG 834

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 113, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. H. O'Neal	SAME	MAP 13
(NAME)	(NAME)	
6978 Clarksville Highway		PARCEL 23
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BERNARD WAYNE NOTARY PUBLIC STATE OF TENNESSEE

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, Edward K. Lanius and wife, Shelia M. Lanius

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. H. O'Neal and Wanda O'Neal and Kevin Daryl 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. 2 on the Plan of Atkins Subdivision, Section Two which is of record in Book 5210, page 380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward K. Lanius and wife, Shelia M. Lanius by deed from George E. Radcliff and wife, Trisia C. Radcliff, of record in Book 7856, Page 380, Register's Office for said County.

5809 04/03 0101 03CHECK 423.40

0166990
IDENTIF. # REFERENCE

96 APR -3 AM 9:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6978 Clarksville Highway, Joelton, TN 37080
(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 27th day of March 19 96

Edward K. Lanius

Edward K. Lanius

Shelia M. Lanius

Shelia M. Lanius

P: 10001 PG 535

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 Edward K. Lanius and wife, Shelia M. Lanius

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 Goodlettsville, Tennessee, this 27th day of March 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

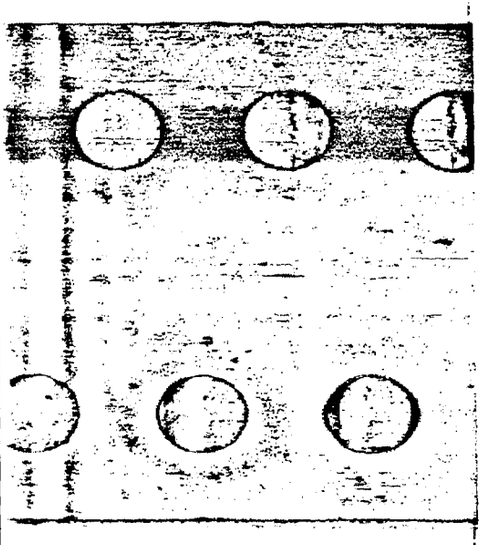
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

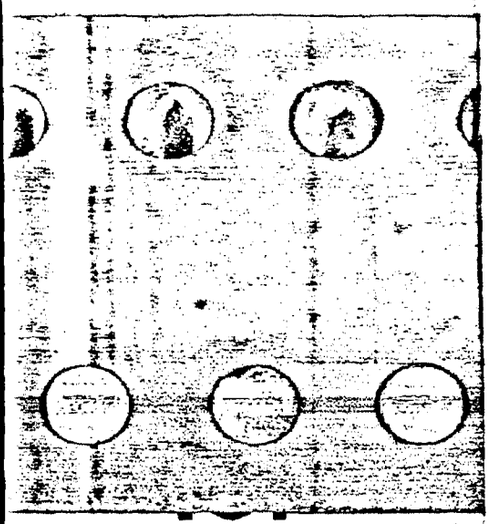
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____ Book 10091 PG 836

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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/96 01 09:15 0001 5809

0166990
IDENTIF. ↑ REFERENCE

96 APR -3 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023806