PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10477 PG 459

W & I Ref: (pmt) Title No: 38832
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael David O'Neal 4313 Lealand Lane Nashville, TN 37204	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: Map 132-5, Parcel 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie M. Speyer and husband, Matthew T. Speyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael David O'Neal, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Glendale Park, Section 1, of record in Plat Book 1130, page 45, Register's Office for said County.

SAID Lot No. 15 fronts 100 feet on the westerly margin of Lealand Lane formerly known as Glendale Drive and extends back 205 feet on the northerly line and 210.5 feet on the southerly line to a dead line in the rear, measuring 93 feet thereon.

BEING the same property conveyed to Julie M. Speyer and husband, Matthew T. Speyer by deed from S. Leonard Auman, Jr., unmarried, of record in Book 8659, page 235, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4313 Lealand Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1997.

Julie M. Speyer **Matthew T. Speyer**

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State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **Julie M. Speyer** and **Matthew T. Speyer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147500.00

Affiant

Sworn and subscribed before me on the 30th day of May, 1997.

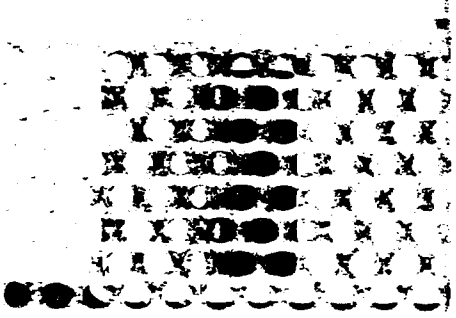
My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

03114404
IDENTIF. & REFERENCE

97 JUN -3 PM 1:54
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8167 06/03 0101 03CHECK 554.75



OFFICIAL RECEIPT

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

BOOK 10477 PG 461

RECEIVED OF _____

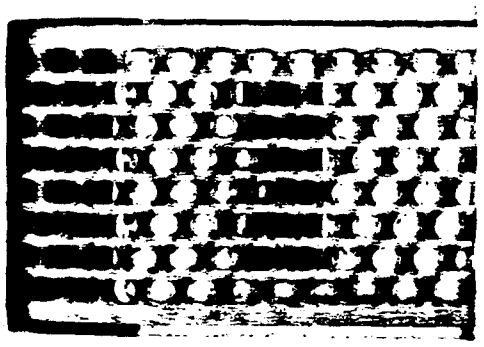
FOR _____

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 147500.00
CON TX 545.75
PRFEE 1.00
WDEED 8.00
TOTAL 554.75
CHECK 554.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/03/97 01 13:54 0001 8167



03114 04
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158100