THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mike J. O'Neal, et ux 6954 Bethel RD. Goodlettsville, Tn. 37072	Same as New Owner	Map 43-2 Parcel 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLIE JUNE WOOLEY, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MIKE J. O'NEAL and wife, JOYCE R. O'NEAL, hereinafter referred to as the "GRANTEES", 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. 12 on the Plan of Farview Subdivision in the 11th Civil District of Davidson County, Tennessee, as of record in Book 1835, page 131, Register's Office for said County.

SAID Lot No. 12 is described as beginning at a point on the easterly margin of Snow Avenue, at the common corner of Lots Nos. 11 and 12; thence with the line between said lots easterly 340.9 feet to a point; thence southerly 111 feet to the northerly margin of a 50 foot unnamed street or roadway; thence with the margin of the same westwardly 320 feet to the beginning of a curve; thence along said curve north westwardly 39.5 feet to the easterly margin of Snow Avenue; thence with the margin of the same northwardly 105.3 feet to the beginning.

BEING the same property conveyed to Harold Brown Wooley and wife, Billie June Wooley by deed from Johnson A. Dunaway and wife, Hazel Gertrude Dunaway, of record in Book 2861, page 573, Register's Office for Davidson County, Tennessee. And, the said Harold Brown Wooley died, intestate, on May 14, 1996, at which time the property became vested in his widow, Billie June Wooley, in fee simple.

By her signature hereto, Billie June Wooley, represents and warrants that all debts and obligations owing by Harold Brown Wooley during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 942 Snow Avenue, Madison, Tennessee 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Any and all matters as they may appear on the plan of record in Book 1835, page 131, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 21st day of November, 1997.

"GRANTOR"

Billie June Wooley

BILLIE JUNE WOOLEY, a widow

"GRANTEES"

mike j oneal

MIKE J. O'NEAL

Joyce R. O'Neal

JOYCE R. O'NEAL

1515 11/24 0101 03CHECK 231.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLIE JUNE WOOLEY, a widow, and MIKE J. O'NEAL and wife, JOYCE R. O'NEAL, 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, at office, this the 21st day of November, 1997.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

mike j oneal

Affiant

Sworn to and subscribed before me, this the 21st day of November, 1997.

Patsy C. Davidson

NOTARY PUBLIC

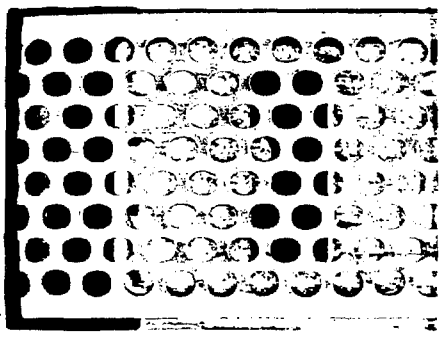
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

97 NOV 24 PM 12:29

REGISTER
DAVIDSON COUNTY, TN

03728 15

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10694 PG 300

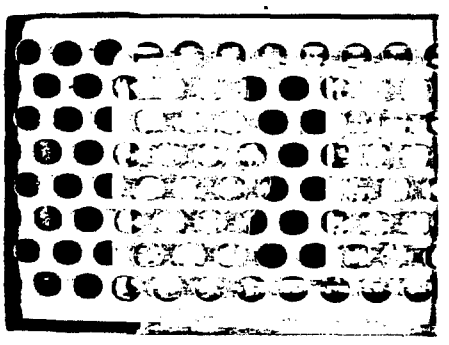
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

11/24/97 01 12:32 0001 1515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03728815
IDENTIF. & REFERENCE

97 NOV 24 PM 12:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1224070