BOOK 10841 PG 178

98 MAR 17 PM 12: 13

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

04 13 189

IDENTIF. ▲ REFERENCE

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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39658
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William S. O'Neil Mary L. O'Neil 6611 Fox Hollow Road Nashville, TN 37205	First Trust Mortgage Company 6525 Quail Hollow, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 142-07-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 126000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary W. Duncan and spouse, Carol R. Duncan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. O'Neil and spouse, Mary L. O'Neil,** 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. 50 on the Plan of Resubdivision of lots 50, 51 and 53 on the plan of Valley West of record in Plat Book 5210, Page 96, Register's Office for said County.

SAID Lot No. 50 fronts 95.0 feet on the southeasterly margin of Old Harding Pike and extends back 166.86 feet on the northeasterly line and 171.85 feet on the southwesterly line to a dead line in the rear, measuring 85.11 feet thereon.

BEING the same property conveyed to Gary W. Duncan and wife, Carol R. Duncan by deed from Goldome, f/k/a Goldome, F.S.B. of record in Book 7559, Page 176, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to an Agreement for Dedication of Easement for Sewer Line of record in Book 7542, Page 239, said Register's Office.

This instrument is executed on behalf of Gary W. Duncan by Carol R. Duncan as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 7139 Old Harding Pike, Nashville, TN 37221

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 16th day of March, 1998.

Gary W. Duncan
Gary W. Duncan, By: Carol R. Duncan, Atty-In-Fact

Carol R. Duncan
Carol R. Duncan

State of Tennessee
County of Davidson

On this 16th day of March, 1998, before me the undersigned authority, personally appeared **Carol R. Duncan**, 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.

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

My Commission Expires: _____ Notary Public

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: $ 126000.00

Carol R. Duncan
Affiant

Sworn and subscribed before me on the 16th day of March, 1998.

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

My Commission Expires: _____ Notary Public

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 **Carol R. Duncan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary W. Duncan**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of March, 1998.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gary W. Duncan and Carol R. Duncan

TO: William S. O'Neil and Mary L. O'Neil

6891 03/17 0101 03CHECK 479.20

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Carol R. Duncan
Carol R. Duncan, Affiant

Sworn to and subscribed before me this
16th day of March, 1998.

Notary Public

My Commission Expires:_____

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	12.00
TOTAL	479.20
CHECK	479.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/98 01 12:12 0001 6891

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IDENTIF. ← REFERENCE

98 MAR 17 PM 12: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267249