BOOK 10923 PG 606

This instrument prepared by:
Haynes & Freeman, PLC
140 North Main Street
Goodlettsville, Tennessee 37070

98 MAY -8 AM 11:07

04 35670

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael O'Neal, and wife, Joyce O' Neal 236 Lanier Drive Madison, Tennessee 37115	Same	43-14- 81&82

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Terry W. Todd, the sole heir of Otis Todd (deceased), and wife, Donna Todd,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael O'Neal, and wife, Joyce O'Neal,** hereinafter called the Grantee, his/her 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. 22 and Parts of Lots Nos. 23, and 24 on the revised and corrected map of Bernice L. Dickerson's Subdivision, not of record, described according to a copy of a survey thereof made June 30, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING at a point in the Westerly Margin of Lanier Drive, the Common Corner of Lots Nos. 21 and 22; thence with the line between said lots South 73° 15' West 193 feet to a stake; thence South 16° 9' 70.5 feet to a stake; thence South 89° East 166 feet to a stake in the westerly margin of Lanier Drive; thence with the margin of the same in a northerly direction around a surve (sic) 125 feet to the point of beginning.

BEING the same property conveyed to Otis Todd and wife, Thelma Leon Todd by Deed from Charles D. Thorne, and wife, Edna Corrine Thorne of record in Book 1227, page 327, of the Register's Office for Davidson County, Tennessee. The said Otis Todd and wife, Thelma Leon Todd being deceased; the said Thelma Leon Todd having predeceased Otis Todd.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This property is known as:

236 Lanier Drive, Madison, TN 37115

WITNESS OUR HANDS THIS 5 DAY OF ~~April~~ May, 1998 .

Terry W. Todd
Terry W. Todd

Donna Todd
Donna Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Terry W. Todd and wife, Donna Todd, the within named bargainor with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of ~~April, 1998~~ May.

Todd Moore
Notary Public

My Commission Expires:

5/27/01

4880 05/08 0101 03CHECK 231.00

STATE OF TENNESSEE]

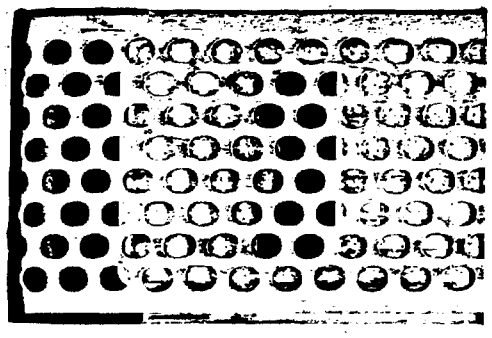
COUNTY OF DAVIDSON]

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

Subscribed and sworn to before me this 5 day of May 1998. Affiant

My Commission Expires: 5/27/98

(Affix Seal) Todd Moore
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 608

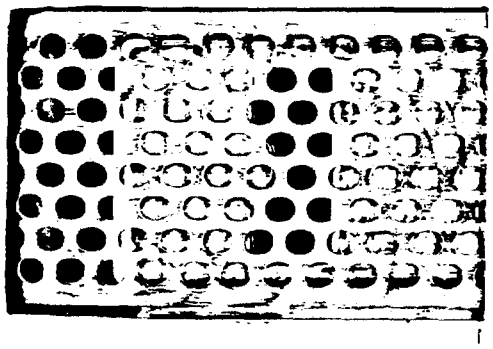
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

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

05/08/98 01 11:10 0001 4880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435670
IDENTIFICATION REFERENCE
98 MAY -8 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290920