WARRANTY DEED

BOOK 11394 PG. 712

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 1999.

Notary Public

MY COMMISSION EXPIRES: 10/9/2002 (AFFIX SEAL)

NOTARY PUBLIC LARGE EXPIRES OCT. 9, 2002 GEORGE R. WOODS SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow Company
921 West Main Street, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O'Neal	Option One Mortgage	61-16-257
(NAME)	(NAME)	
1247 Sunnymeade Drive	3 Ada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jerry R. More, Jr. and wife, Cynthia A. Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O'Neal, married, 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:

SEE ATTACHED EXHIBIT "A"

unimproved
This is improved X property, known as 1247 Sunnymeade Drive, Nashville, TN 37216
(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 my/our hand(s) this 26th day of February, 1999.

Jerry R. Moore, Jr.

Cynthia A. Moore

99 MAR 22 PM 2:53 DAVIDSON COUNTY, TENN. REGISTER'S OFFICE

IDENTIFICATION

056429

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of February, 1999, before me personally appeared Jerry R. Moore, Jr. and Cynthia A. Mooore to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Madison, Tennessee this 26th day of February, 1999.

Commission expires: 10/9/2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES OCT. 9, 2002 SUMNER COUNTY, TENN.

Notary Public

Land in Davidson County, Tennessee, being Lot No. 62 of Block "D" on the Plan of Resubdivision of Sunnymeade Unit No. 2, as of record in Book 974, page 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry R. Moore, Jr. and wife, Cynthia A. Moore, as tenants by the entirety by deed from Karen Elaine Cavanaugh and Anne Kirby Williams of record in Book 7885, page 370, Register's Office for said County.

02/22 0101 03CHECK 277.40 1957

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11394 PG. 714

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0564295

IDENTIF. & REFERENCE

99 MAR 22 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	277.40
CHECK	277.40

03/22/99 01 14:52 0001 1957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441055