RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39023** FILE BOX "7"

Instr:200006060056221 Page: 1 OF 2
REC'D FOR REC 06/06/2000 11:36:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $203.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 55,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **31ST DAY OF MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2000

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BRENDETTA O'NEAL-MANNING and **HONZA O'NEAL** **1409 Boscobel Street** **Nashville, Tennessee 37206**	**S A M E**	**83-13-336** **23W 3300**

FOR AND IN 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 **I, JOSEPH A. DAUGHERTY, MARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDETTA O'NEAL-MANNING , MARRIED and HONZA O'NEAL, UNMARRIED, as Joint Tenants with Rights of Survivorship with a one-half interest each,** 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:

LAND in Davidson County, Tennessee, being Lot No. 171 of Block Q, on the Plan of Lindsley Home Place, as of record in Book 2, page 92, in the Chancery Court Clerk's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 171 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Joseph A. Daugherty by Special Warranty Deed from Union Planters Bank of Middle Tennessee, N.A., of record in Book 10642, page 769, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property, known as **1409 Boscobel Street, Nashville, Tennessee 37206**
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 HAND THIS 31ST DAY OF MAY, 2000.

JOSEPH A. DAUGHERTY

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 JOSEPH A. DAUGHERTY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002



My Commission Expires SEPT. 28, 2002