FILE BOX "7" FILE NO. 24635

BOOK 7819 PAGE 512

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,469.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 1989

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET MORGAN et al (NAME)	CITYFED MORTGAGE COMPANY (NAME)	150-2
4 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	389
Natick, MA. 01760 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 45501 (CITY) (STATE) (ZIP)	

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, WE, GARY L. OSMAN and wife, ARNA J. OSMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET MORGAN and HELEN JOSEPH

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. 42-B of the Zone Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45 Harbor Gate, Section I Revised, as of record in Plat Book 5200, Page 638, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Gary L. Osman and wife, Arna J. Osman and Marion Thurman by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 6795, page 234, Register's Office for Davidson County, Tennessee.

GRANTEES ARE AWARE THAT THIS DEED CONVEYS ONLY 80% INTEREST AND THE REMAINING 20% IS VESTED IN MARION THURMAN WHOSE INTEREST MAY BE PURCHASED UPON PAYMENT OF THE SHARED EQUITY POSITION.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balanceof a note secured by a first mortgage Deed of Trust to CITYFED MORTGAGE COMPANY, of record in Book 6795, page 237, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved
This is improved X property known as 750 Lake Terrace Drive, Nashville, Tennessee 37217
(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 our hand s this 30th day of March, 1989

GARY L. OSMAN

ARNA J. OSMAN

STATE OF TENNESSEE }
Davidson County }

BOOK 7819 PAGE 513

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GARY L. OSMAN and wife, ARNA J. OSMAN

the bargainor__s__, 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 and official seal at Nashville, Tennessee, this 30th day of March, 19 89.

Commission Expires 11-21-92

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

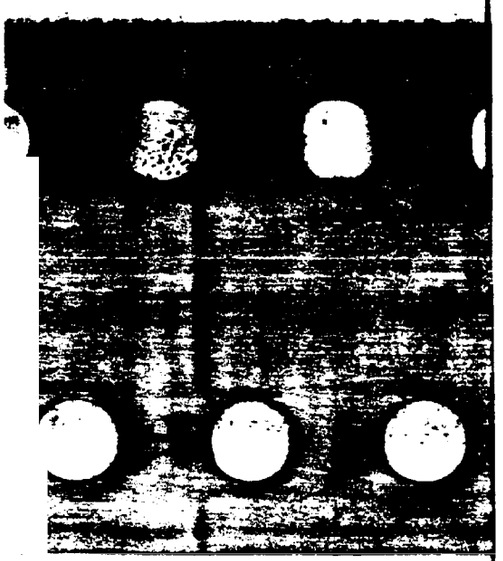
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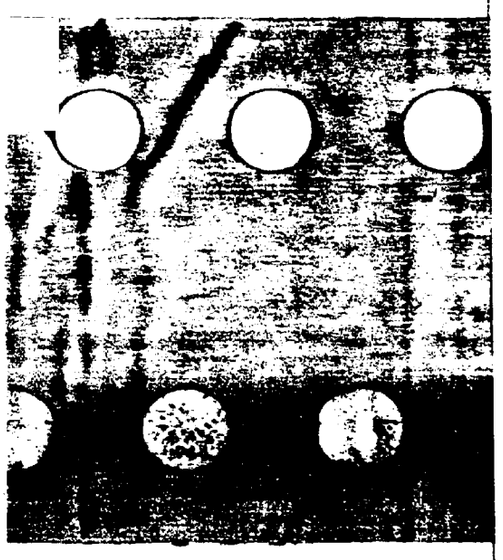
TO

6854 04/13 0101 03CHECK 239.15

25817.

APR 18 12 21 PM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 514

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	70469.71
CON TX	232.65
PRFEE	0.50
WDEED	6.00
TOTAL	239.15
CHECK	239.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/89 01 12:22 0001 6854

25817

IDENTIFICATION REFERENCE

Apr 18 12 21 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 201230