FILE BOX "7" FILE NO. 24656

BOOK 7827 PAGE 783

FORM NO WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,067.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF APRIL 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
RONNIE SMITH et ux (NAME)	CITYFED MORTGAGE COMPANY (NAME)	150-10
3416 Township Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	72
Antioch, TN. 37013 (CITY) (STATE) (PO ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	2D 59438

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 WILLIAM H. OSBORN, JR., and wife, LYNN A. OSBORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE SMITH and wife, CRATEENA B. SMITH,

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. 276 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot 276 fronts 65 feet on the southerly margin of Township Road and extends back between parallel lines 145 feet to a deadline in the rear measuring 65 feet thereon.

BEING the same property conveyed to William H. Osborn, Jr., and wife, Lynn A. Osborn by deed from Randall Phillips Builders, Inc., of record in Book 6159, page 494, Register's Office for Davidson County, Tennessee.

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 balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 6159, page 497, 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. SAID LOAN IS NOW WITH CITYFED MORTGAGE COMPANY.

This is (unimproved) (improved) X property, known as 3416 Township Road, Antioch, Tennessee 37013
(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 hands this 28th day of April, 1989

William H. Osborn
WILLIAM H. OSBORN, JR.

Lynn A. Osborn by William H. Osborn
LYNN A. OSBORN

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM H. OSBORN, JR.,

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 28th day of April, 1989.

Commission Expires 11-21-92

James L. Davis, 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 2 8 7 1

FROM

TO

APR 28 3 07 PM '89

0306 04/28 0101 03CHECK 211.43

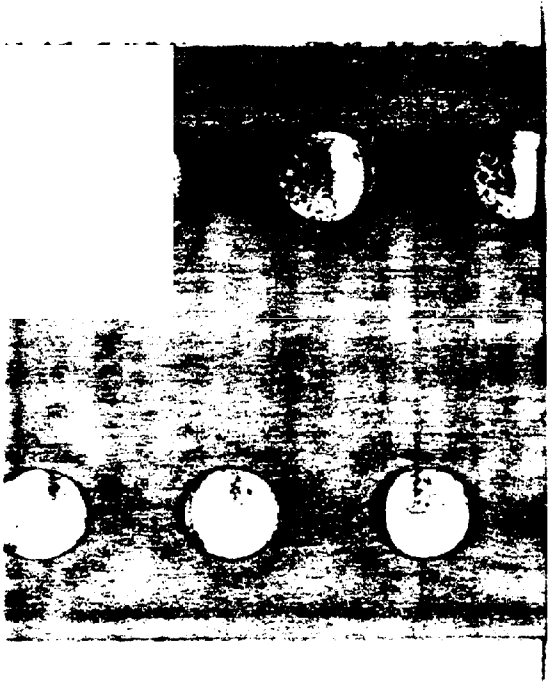
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

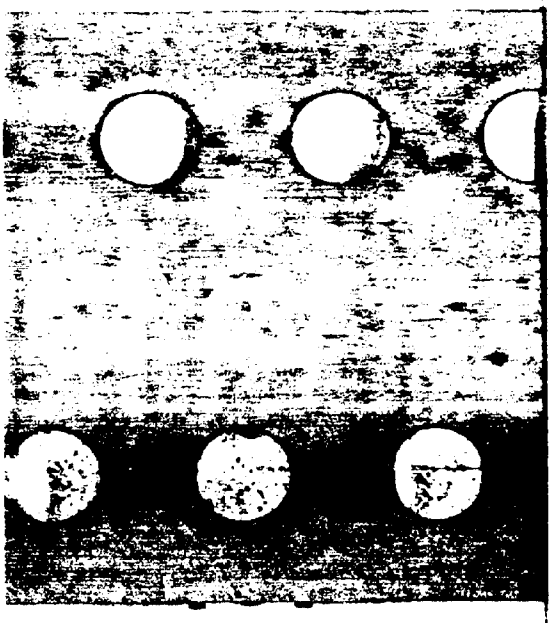
On this the 28th day of April, 1989, before me personally appeared WILLIAM H. OSBORN, JR. be known to be the person who executed the foregoing instrument in behalf of LYNN A. OSBORN, her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of he said LYNN A. OSBORN, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of April, 989.

James L. Davis
NOTARY PUBLIC

Commission Expires: 11-21-92





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 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 62067.53
CON TX 204.93
PRFEE 0.50
WDEED 6.00
TOTAL 211.43
CHECK 211.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/89 01 15:08 0001 0306

2871 3

APR 28 3 07 PM '89

No. 204631