BOOK 7834 PAGE 82

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,938.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES: October [illegible] 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Sherry D. Osborne (NAME)	CityFed Mortgage Company (NAME)	150-5
2912 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	?
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	2D53010

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, Jerry G. Edwards and wife, Donna R. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry D. Osborne and husband, Gary W. Osborne

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. 99 on the Plan of Forest View Park, Section 1 of record in Book 3700, Page 109, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry G. Edwards et ux by deed from William W. Brent et ux, of record in Book 6897, Page 993, re-recorded in Book 6903, Page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CityFed Mortgage Company of record in the Register's Office of Davidson County, Tennessee, with a present unpaid balance of approximately $75,138.96, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

FILED FOR RECORD
DAVIDSON COUNTY, TN
MAY 5 10 17 AM '89

IDENTIFICATION REFERENCE

306.27

This is unimproved (X) improved ( ) property, known as 2912 Kinwood Drive, Antioch, TN 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 hand s this 4th day of May, 19 89

Jerry G. Edwards

Jerry G. Edwards

Donna R. Edwards

Donna R. Edwards

STATE OF TENNESSEE
Davidson County

BOOK 7834 PAGE 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry G. Edwards and wife, Donna R. Edwards

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 Antioch, Tennessee this 4th day of May, 19 89.

Commission Expires October 9, 1991

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___.

Commission Expires _____ Notary Public

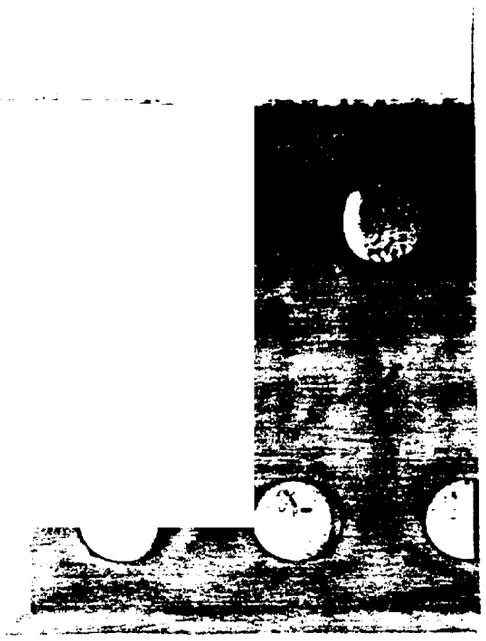
WARRANTY DEED

FROM
Jerry G. Edwards and wife, Donna R. Edwards

TO
Sherry D. Osborne and husband, [illegible]

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

[illegible] 35/05 0101 03CHECK 27[illegible]



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

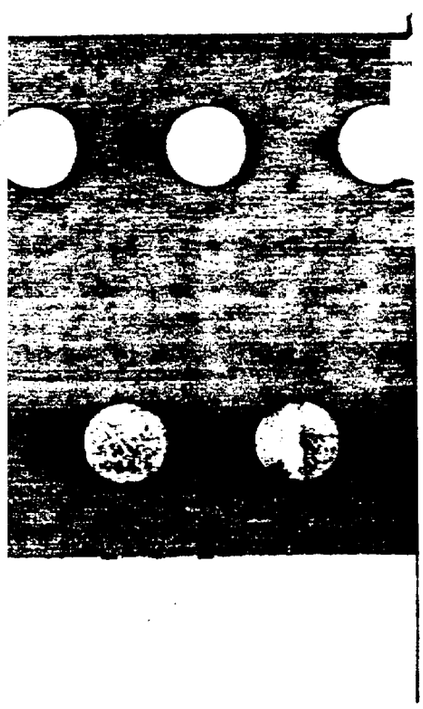
RECEIVED OF _____

FOR _____

BOOK 7834 PAGE 84

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	81938.96
CON TX	270.27
PRFEE	0.50
MTGFEE	6.00
TOTAL	276.77
CHECK	276.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/89 01 10:19 0001 3368

30627.

IDENTIFICATION REFERENCE

MAY 5 10 18 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206828