THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ANDY J. MOSELEY ET UX
GLENA R. MOSELEY

MAP/PARCEL NUMBER:

MAP 120-9
PARCEL 134

BOOK 8380 PAGE 705

SEND TAX BILLS TO:

CITYFED MORTGAGE COMPANY
30 WARDER STREET
SPRINGFIELD, OHIO 45501

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,227.91, THIS 19th DAY OF JUNE, 1991.

Andy J. Moseley
AFFIANT

Subscribed and sworn to me, this the 19th day of JUNE, 1991.

Denise C. Allen
Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, including a certain indebtedness from Kenneth E. Hair et ux, Linda Pauline Hair, to Stephen R. Josleyn, Trustee, as evidenced by a Deed of Trust of record in Book 6970, page 634, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, WE, KENNETH E. HAIR, UNMARRIED, AND LINDA PAULINE HAIR, UNMARRIED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ANDY J. MOSELEY ET UX, GLENA R. MOSELEY, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1314 WINTHORNE DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said real estate, with the

appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 19th day of JUNE, 1991.

Kenneth E. Hair
KENNETH E. HAIR

Linda Pauline Hair
LINDA PAULINE HAIR

Andy J. Moseley
ANDY J. MOSELEY

Glena R. Moseley
GLENA R. MOSELEY

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH E. HAIR, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of JUNE, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA PAULINE HAIR, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of JUNE, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andy J. Moseley et ux, Glena R. Moseley, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of June, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92

LAND in Davidson County, Tennessee, being Lot No. 5C-18 on the Plan of Glengarry Park Subdivision Section 5C, of record in Book 3500, page 54, Register's Office for said County.

Said Lot NO. 5C-18 fronts 77.0 feet on the easterly margin of Winthorne Drive and extends back 148.8 feet on the southerly line and 163.1 feet on the northerly line to a line on the rear measuring 104.0 feet thereon.

Being the same property conveyed to Kenneth E. Hair et ux, Linda Pauline Hair, by Installment Deed from Charles S. Martin et ux, Jean D. Martin, of record in Book 5882, page 775, Register's Office for Davidson County, Tennessee, the said Kenneth E. Hair et ux, Linda Pauline Hair having since been divorced by Final Decree of Divorce dated 6-20-90, Docket No. 90D-236, Probate Court for Davidson County, Tennessee.

EXHIBIT 'B'

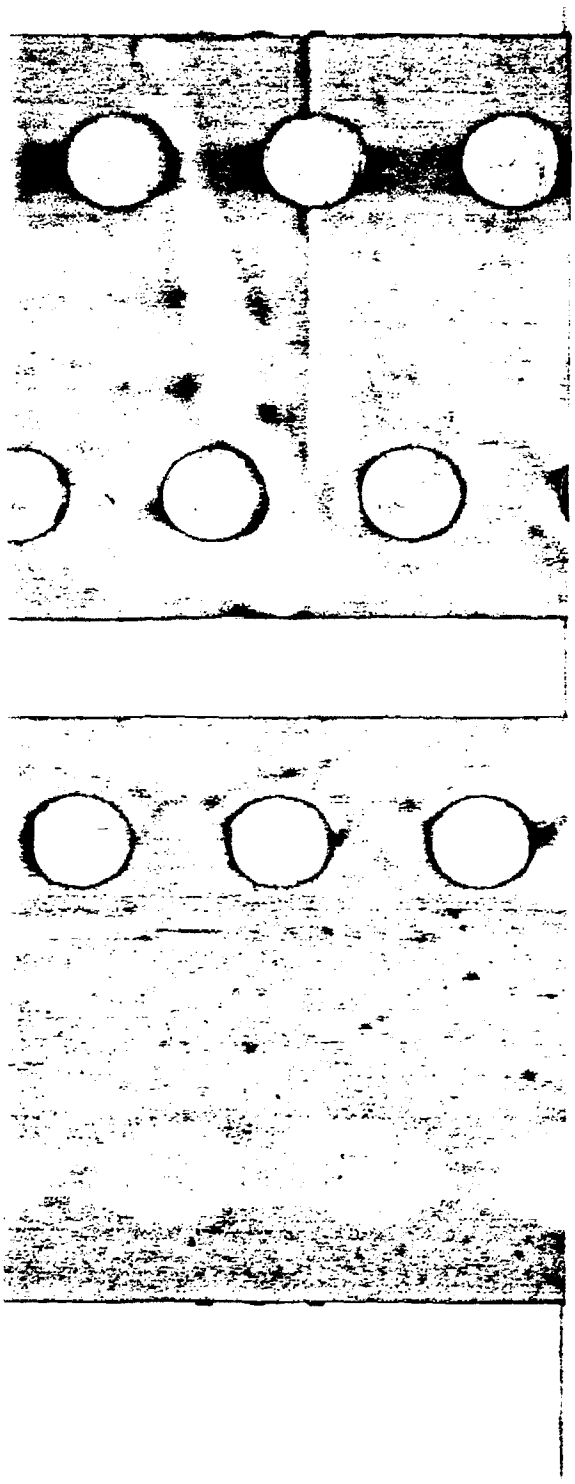
1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 3500, page 54, Register's Office for Davidson County, Tennessee, which includes a 30-foot minimum building setback line and a 20-foot public utility and drainage easement along the rear line of said lot and a 10-foot public utility and drainage easement along the southerly line.

3. Restrictive covenants contained in instrument of record in Book 3613, page 464, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from Kenneth E. Hair et ux, Linda Pauline Hair, to Stephen R. Josleyn, Trustee, of record in Book 6970, page 634, said Register's Office, to secure to CityFed Mortgage Company the payment of one note dated August 27, 1986, in the original principal amount of $72,348.00, due and payable as set forth therein.

2 4.7.2.0.
IDENTIFICATION REFERENCE
JUN 24 8 50 AM '91
5712 06/24 3101 03CHECK 244.96



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 708

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 71227.91
CON TX 234.96
PRFEE 1.00
WDEED 9.00
TOTAL 244.96
CHECK 244.96

06/24/91 01 08:51 0001 6719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

247.20

IDENTIFICATION REFERENCE

JUN 24 8 50 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 433722