This instrument was prepared by:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

BOOK 8564 PAGE 660

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Ben A. Mosley	New Owner	26 - 7 - 117
105 Southampton Court		GO 20717
Goodlettsville, TN 37072		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1992.

Notary Public

My Commission Expires: 11/19/94

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,

PATRICK N. GOAD and wife, ELAINE W. GOAD,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

BEN A. MOSLEY and wife, SUSAN M. MOSLEY,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in SUMNER County, Tennessee, described as follows; TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 195 on the Plan of Windsor Green, Phase, 2, Section 1, as of record in Book 6250, Page 988, corrected in Book 7205, Page 890, said Register's Office.

SAID Lot No. 195 fronts 63.00 feet on the southerly side of Southampton Court and runs back 102.94 feet on the westerly line and 101.31 feet on the easterly line to a line in the rear which measures 65.13 feet thereon.

BEING the same property conveyed to Patrick N. Goad and wife, Elaine W. Goad from Philips Builders, Inc. by deed of record in Book 7391, Page 989, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

THIS is improved property located at:
105 Southampton Court, Goodlettsville, TN 37072.

Below line for Register's use

89018

IDENTIF. T REFERENCE

MAR 3 10 46 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 7391, Page 992, Register's Office for Davidson County, Tennessee, and note of even date thereby secured in the original principal amount of $89,994.00, now payable to Fidelity Federal Savings Bank, F.S.B., the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

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 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, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 and seals, this the 2nd day of March, 1992.

Patrick N. Goad

Ben A. Mosley

Elaine W. Goad

Susan M. Mosley

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patrick N. Goad and wife, Elaine W. Goad, and Ben A. Mosley and wife, Susan M. Mosley, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 2nd day of March, 1992.

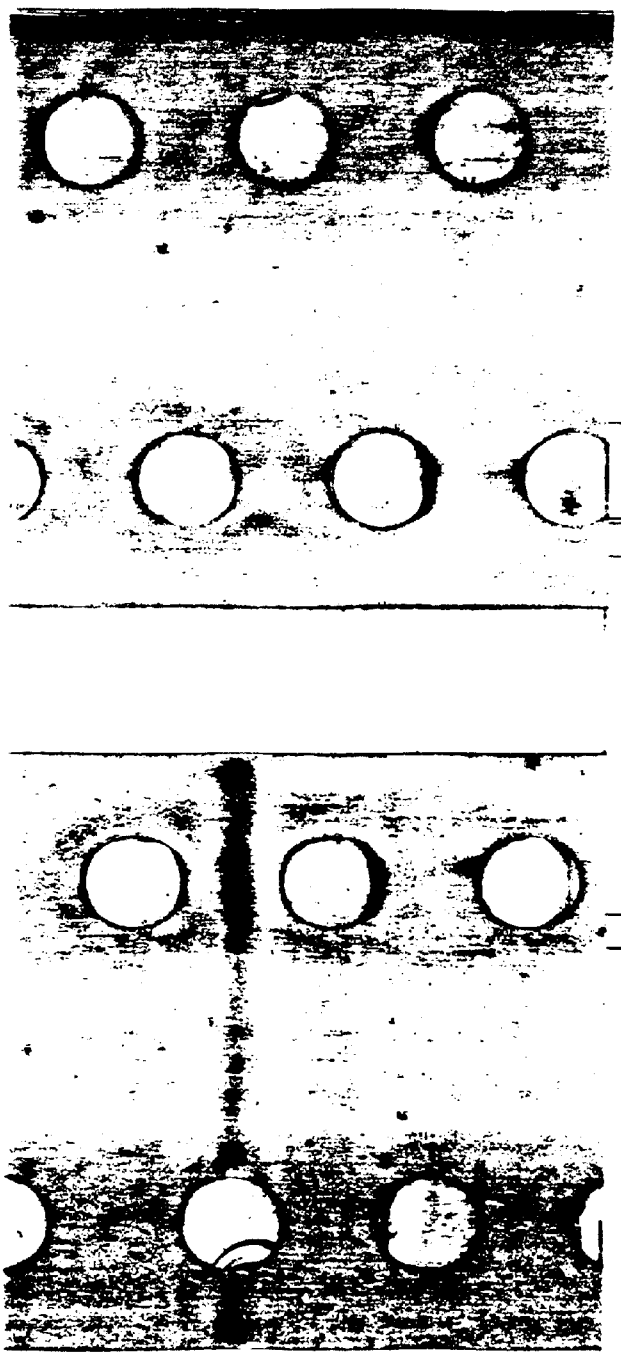
W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

==========

W. K. GEORGAS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2640 03/03 0101 03CHECK 362.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8564 PAGE 662

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 6.00
TOTAL 362.20
CHECK 362.20

03/03/92 01 10:45 0001 2640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89018

IDENTIF. TREFERENCE

MAR 3 10 46 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 507134