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

BOOK 8635 PAGE 695

ADDRESS NEW OWNER:

RONALD A. WOOSLEY ET UX
LINDA K. WOOSLEY
P.O. BOX 818
HT. JULIET, TN 37122

SEND TAX BILLS TO:

STANDARD FEDERAL SAVINGS BANK
P.O. BOX 9481
GAITHERSBURG, MD 20898

MAP/PARCEL NUMBER:

MAP 61-10, PARCEL 200

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,268.58, THIS 27TH DAY OF MAY, 1992.

Denise C. Allis
AFFIANT

Subscribed and sworn to me, this the 27TH day of MAY, 1992.

Ella W. Woodall
Notary Public
My commission expires: 11-25-95

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from PEGGY JUNE BUCHANAN, UNMARRIED, to NATIONAL MORTGAGE COMPANY, as evidenced by a Deed of Trust of record in Book 6831, page 791, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, PEGGY JUNE BUCHANAN, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD A. WOOSLEY ET UX, LINDA K. WOOSLEY, 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 GRANTOR 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 3861 EDWARDS AVENUE, NASHVILLE, TN 37216

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, I covenant that I AM 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.

I further covenant and bind MYSELF and MY 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 my hand this 27TH day of MAY, 1992.

Peggy June Buchanan
PEGGY JUNE BUCHANAN

Ronald A. Woosley
RONALD A. WOOSLEY

Linda K. Woosley
LINDA K. WOOSLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY JUNE BUCHANAN, 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 27TH day of MAY, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD A. WOOSLEY ET UX, LINDA K. WOOSLEY, 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 27TH day of MAY, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Maplewood Heights s/d, of record in Book 4885, page 27, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Peggy June Buchanan, unmarried, by Warranty Deed from Melissa S. Chism, unmarried, of record in Book 6831, page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on plat of record in Book 4885, page 27, said Register's Office, which shows a 30-foot minimum building setback line from Edwards Avenue and a 10-foot public utility and drainage easement along the rear line.

3. Deed of Trust from Peggy June Buchanan, to Delta Title Company, Trustee, of record in Book 6831, page 791, said Register's Office, to secure to National Mortgage Company the payment of one note dated April 16, 1986, in the original principal amount of $43,544.00, due and payable as set forth therein.

4. Restrictive covenants contained in instrument of record in Book 5043, page 514, as amended in Book 5093, page 690, said Register's Office.

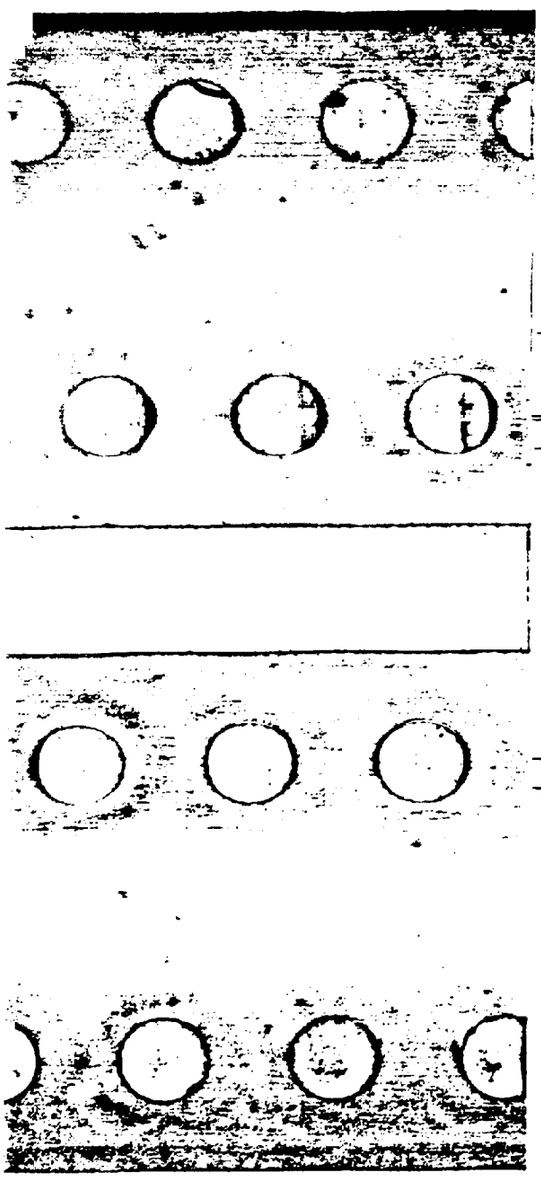
13764
IDENTIF. TREFERENCE
MAY 28 9 34 AM '92
DAVIDSON COUNTY TN.
0698 05/28 0101 03CHECK 177.49

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 698

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 45268.58
				CON TX 167.49
				PRFEE 1.00
				WDEED 9.00
				TOTAL 177.49
				CHECK 177.49
05/28/92	01			09:32 0001 0698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 7 6 4

IDENTIF. REFERENCE

MAY 28 9 34 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 534847