WARRANTY DEED

PREPARED BY:

J. K. Woodard, Attorney
175 East Main, Second Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
None

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer transfer is $105,000.00

AFFIANT

Sworn to and subscribed before me this 15th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 10-17-94

ADDRESS NEW OWNERS:
Edward F. Smith et ux
3748 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILLS TO:
New Owners

Map/Parcel
073-06-0 044.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GREGORY J. OSWALD, unmarried, the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto EDWARD F. SMITH and wife, JOANN SMITH, the Grantees, their heirs and assigns, the following land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, 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 Gregory J. Oswald by Warranty Deed of William Carlton Murphy and wife, Kathy L. Murphy, dated June 28, 1991, and of record in Book 8388, page 968, Register's Office of Davidson County, Tennessee.

The address of this property is 3748 Moss Rose Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1) 1992 taxes have been prorated and are being paid by the Grantors.

2) Restrictive Covenants of record in Book 5039, page 359; Book 5138, page 644; Book 5311, page 345; and Book 5910, page 336, said Register's Office.

3) The Plan of record in Book 4860, page 112, said Register's Office, shows an owner's certificate, a 30-foot building setback line from Moss Rose Drive, and a 2.5 x 30-foot utility anchor easement in the front corners of said lot.

4) A 25-foot flood easement along the rear of the property recorded in Book 2195, page 338, and Book 2197, page 213, said Register's Office.

And Grantor does further covenant and bind himself, his heirs and assigns, 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.

WITNESS my hand this 15 day of December, 1992.

GREGORY J. OSWALD

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STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared GREGORY J. OSWALD, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 13 day of December, 1992.

NOTARY PUBLIC

My Commission Expires:
10-17-94

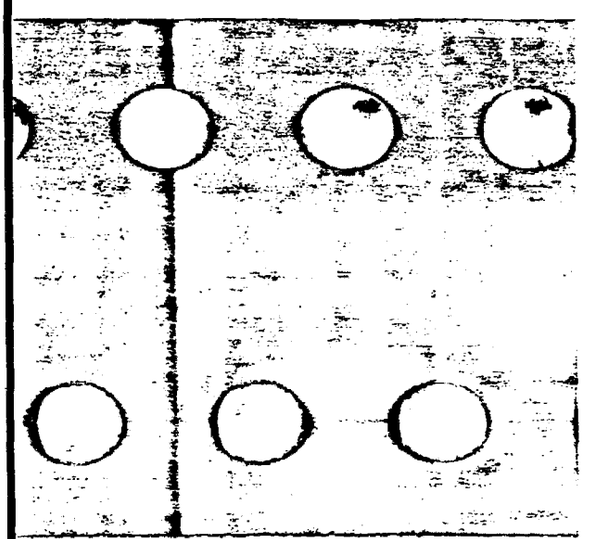
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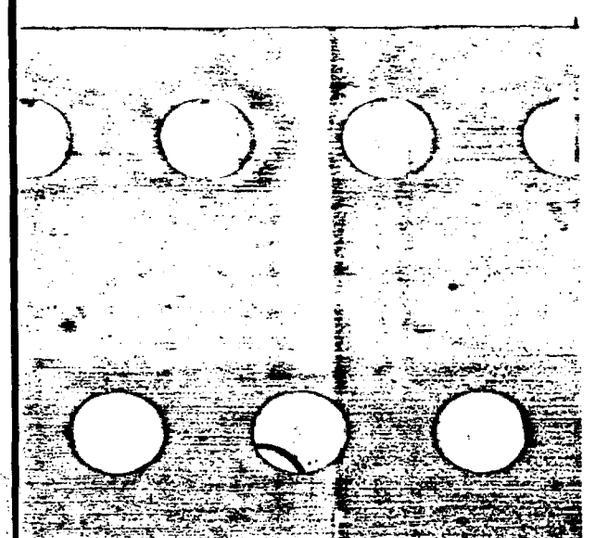
7.40 7.9

IDENTIFICATION REFERENCE

DEC 16 9 41 AM '92

JOHN L. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 904

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/92 01 07:59 0001 2142

7.4 0.7.9

IDENTIFICATION REFERENCE

Dec 16 9 41 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601323