This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9094 PAGE 128

ADDRESS NEW OWNER:
Frank B. Osborne and Shelia J. Osborne
3136 Goodwin Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BancBoston Mortgage Corporation
Post Office Box 44090
Jacksonville, Florida 32231

MAP AND PARCEL:
MAP 136-9
PARCEL 15
2D-42176

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, Gerald A. Murphy and wife, M. Doris Murphy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank B. Osborne and wife, Shelia J. 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:

> BEING Lot No. 54, on the Plan of Edge-O-Lake Estates, of record in Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gerald A. Murphy and wife, Doris Murphy, by deed from Intercontinental Const. Corp. of record in Book 6387, Page 914, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by BancBoston Mortgage Corportion of record in Book ____, Page ___, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 3136 Goodwin Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank B. Osborne and wife, Shelia J. Osborne, their heirs and assigns, forever; and we, Gerald A. Murphy and wife, M. Doris Murphy 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of September, 1993.

Gerald A. Murphy

M. Doris Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gerald A. Murphy and wife, M. Doris Murphy the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this the 24th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: 7/1/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,187.23.

AFFIANT

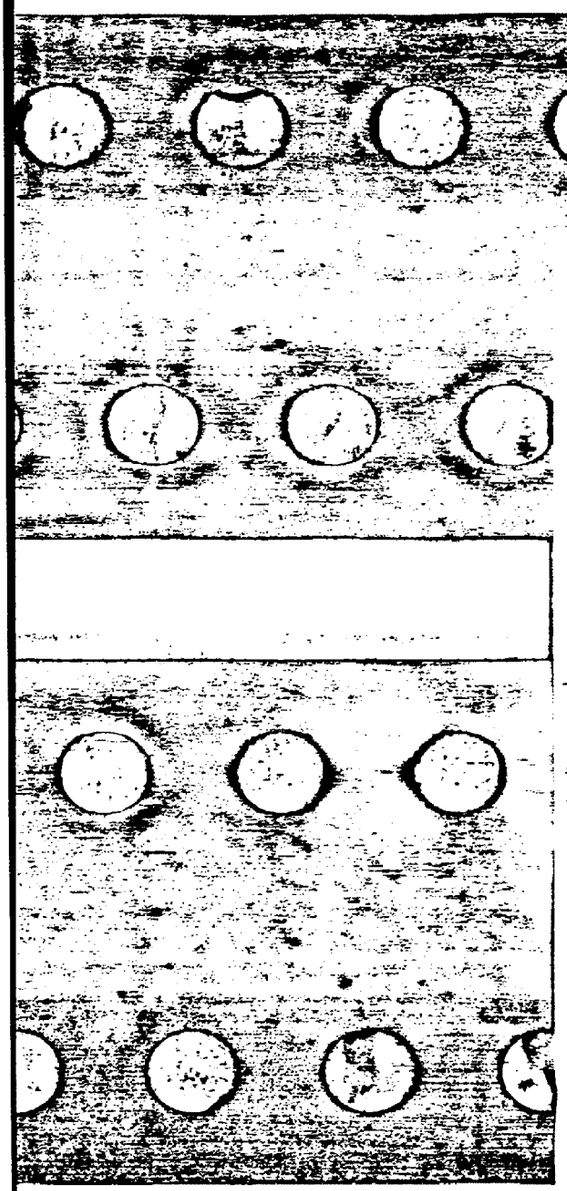
Subscribed and sworn to before me this 24th day of September, 1993.

NOTARY PUBLIC
My Commission Expires: 7/1/97

67492
IDENTIF. & REFERENCE

93 SEP 28 AM 10:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0352 09/28 0101 03CHECK 276.14



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

RECEIVED OF _____

FOR _____

BOOK 9094 PAGE 130

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 72187.23
				CON TX 267.14
				PRFEE 1.00
				WDEED 8.00
				TOTAL 276.14
				CHECK 276.14
			09/28/93 01	10:47 0001 0352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67492
IDENTIF. & REFERENCE

93 SEP 28 AM 10:45

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

No. 702717