PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34781)
Dav. Co. File: Box 8

PERCY [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

Affiant

Sworn and subscribed before me this
14th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Ryland L. Hoskins Laetitia K. Hoskins 4418-A Granny White Pike Nashville, TN 37204	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061	Map 131-Group 08-Parcel 140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Osborne, III and spouse, Judith Hope Osborne,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryland L. Hoskins and spouse, Laetitia K. Hoskins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING a portion of Lot 2, Hampton Glen Subdivision as of record in Book 6050, page 149, as amended in Book 6200, page 478, Register's office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east right-of-way of Granny White Pike, said point being the northwest corner of Lot 2, Hampton Glen and a corner common with Wood Smythe, Jr., said point being located north 1 degree 25' 00" east, 178.31 feet from the north right-of-way return of Granny White Court; thence with Wood Smythe, Jr., south 88 degrees 20' 00" east, 261.70 feet to a point, a corner common with Lot 3, Hampton Glen in the south line of Wood Smythe, Jr.; thence with Lot 3, Hampton Glen, south 1 degree 36' 51" west, 46.00 feet to a point; thence on a severance line thru Lot 2, Hampton Glen, north 88 degrees 20' 00" west, 261.54 feet to a point in the east right-of-way line of Granny White Pike; thence with the east right-of-way line of Granny White Pike, north 1 degree 25' 00" east, 46.00 feet to the point of beginning, containing 12,035 square feet, (0.276 acres, more or less).

TOGETHER with and subject to a joint driveway easement as shown on said plan.

BEING the same property conveyed to William R. Osborne, III and wife, Judith Hope Osborne, by deed from Trinity Ventures, a Tennessee General Partnership composed of Everett H. Lowe, Barbara A. Lowe and Brenda M. Tuck, of record in Book 7129, page 180, said Register's Office.

The property herein conveyed is subject to restrictive covenants in the notes on the plan of record in Book 6200, Page 478, said Register's Office, and to the matters set forth in the referenced Plan of record.

Description Reference: The description is the same as that used in the last deed prior to this transaction..
This is improved property, known as: 4418-A Granny White Pike, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 1994.

William R. Osborne, III

Judith Hope Osborne

5120 04/18 0101 03CHECK 693.50

State of Tennessee
County of Davidson

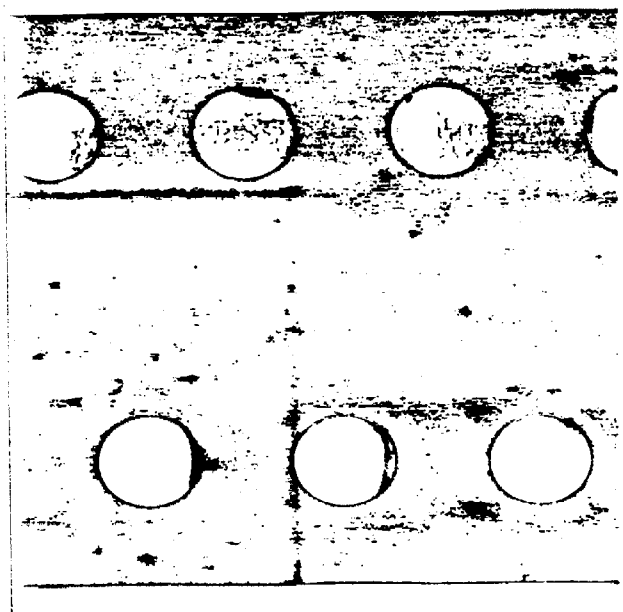
On this 14th day of April, 1994, before me the undersigned authority, personally appeared **William R. Osborne, III and Judith Hope Osborne**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

IDENTIFICATION OF DEED
94 APR 18 AM 11:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
40066

My Commission Expires: _____

PERCY [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

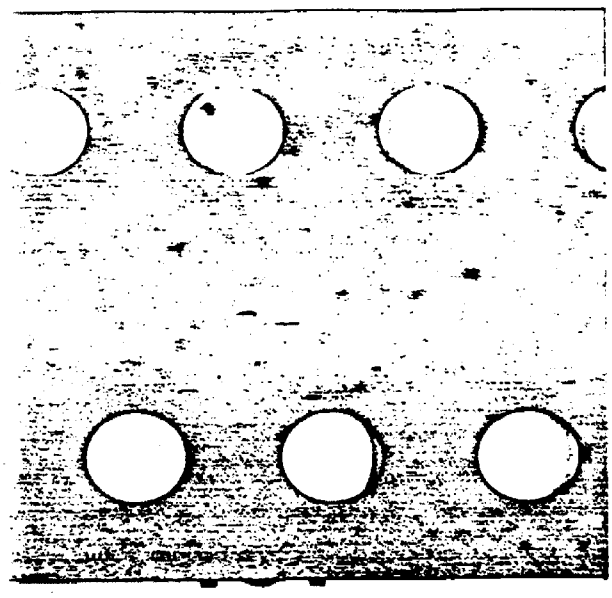
RECEIVED OF _____

FOR _____

BOOK 9315 PAGE 52

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



CANT
135000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5:20

400665
IDENTIF. & REFERENCE

94 APR 18 AM 11:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 780302