45571

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IDENTIF. & REFERENCE

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

95 MAR 27 PM 2:18

FEE WARRANTY DEED

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9628 PG 420

ADDRESS NEW OWNER:
Brian J. O'Hanlon
E. Gayle O'Hanlon
3748 Moss Rose Court
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Residential Mortgage Corporation
200 Old Wilson Bridge Road
Worthington, OH 43085

MAP AND PARCEL:
MAP 76-6
GROUP
PARCEL 44

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, Edward F. Smith and wife, JoAnn Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian J. O'Hanlon and wife, E. Gayle O'Hanlon, 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:

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.

Being the same property conveyed to Edward F. Smith and wife, JoAnn Smith, by deed from Gregory J. Oswald, unmarried, of record in Book 8814, page 902, Register's Office, Davidson County, Tennessee.

This is improved property known as 3748 Moss Rose Drive, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian J. O'Hanlon and wife, E. Gayle O'Hanlon, their heirs and assigns, forever; and we, Edward F. Smith and wife, JoAnn Smith 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 17th day of March, 1995.

Edward F. Smith

Edward F. Smith

JoAnn Smith

JoAnn Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward F. Smith and wife, JoAnn Smith 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 Brentwood, Tennessee, this the 17th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

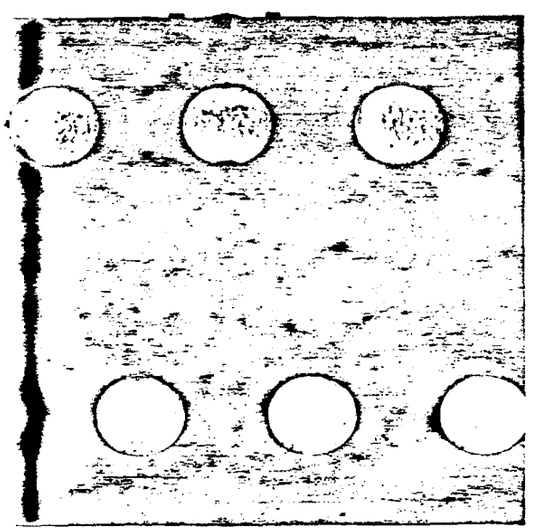
AFFIANT

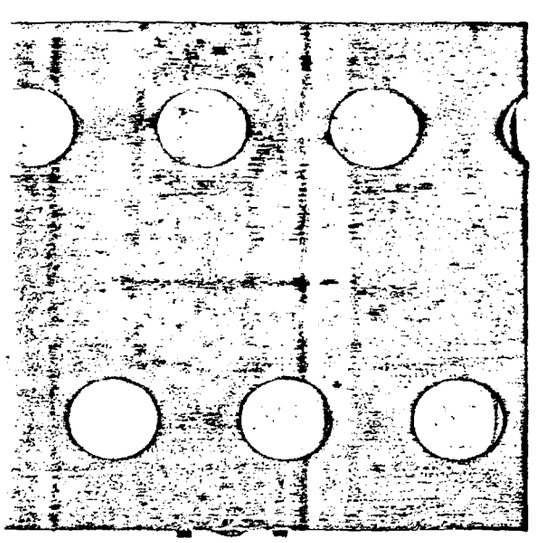
Subscribed and sworn to before me this 17th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

4287 03/27 0101 03CHECK 434.50





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

RECEIVED OF _____

FOR _____

BOOK 9628 PG 422

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

03/27/95 01 14:20 0001 4287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45571
IDENTIF. ↑ REFERENCE

95 MAR 27 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893844