WARRANTY DEED

BOOK 9637 PG 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Ronald C. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 1995

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald C. Smith (NAME)	Biltmore Mortgage Corporation (NAME)	MAP 130-4
2600 Ravine Drive (ADDRESS)	4301 Hillsboro Road, Suite 301 (ADDRESS)	PAR 76
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ty H. Osman and wife, Nancy J. Osman and L. Michael Osman and wife, Phylis A. Osman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald C. Smith and wife, Linda W. Smith and James C. Williams

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 part of Lot No. 24 on the Map of Belle Meade Annex Subdivision of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 150 feet on the easterly side of Sneed Avenue (A/K/A Sneed Road) and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Ty H. Osman and wife, Nancy J. Osman and L. Michael Osman and wife, Phylis A. Osman by deed from Harold D. Hardin, unmarried, of record in Book 7683, page 315, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

48567

IDENTIFICATION REFERENCE

95 MAR -5 AM 8:57

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 4306 Sneed Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of March, 19 95

Ty H. Osman

L. Michael Osman, by Ty H. Osman, Atty in Fact

Nancy J. Osman

Phylis A. Osman, by Ty H. Osman, Atty in Fact

BOOK 9637 PG 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ty H. Osman and wife, Nancy J. Osman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1995.

Commission expires 7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1995, before me personally appeared Ty H. Osman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of L. Michael Osman and Phylis A. Osman and acknowledged that he executed the same as the free act and deed of L. Michael Osman and Phylis A. Osman.

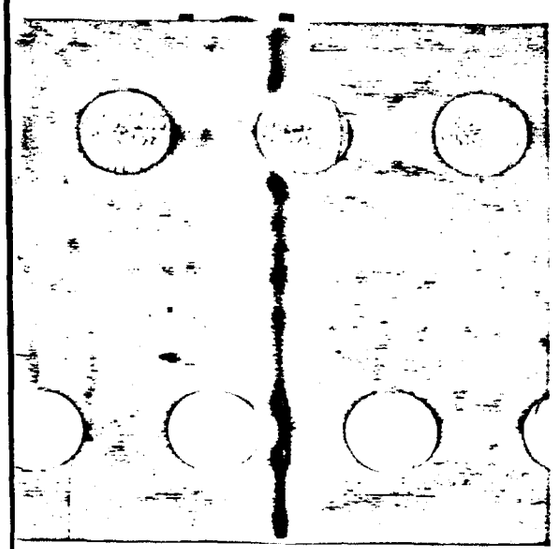
Witness my hand and seal this 30th day of March, 1995.

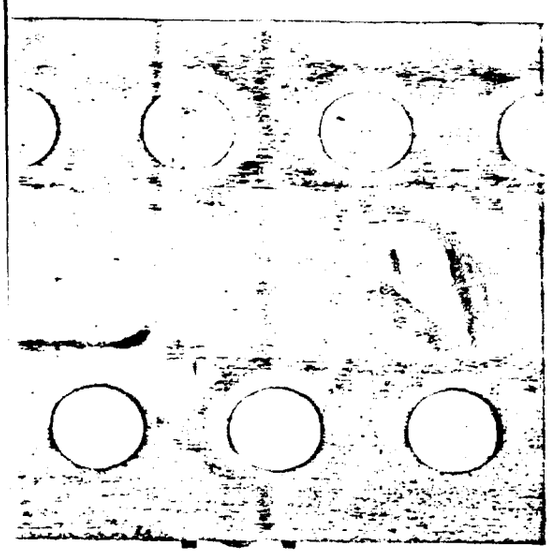
My Commission Expires:

7-26-97

Notary Public

RECORDED 1995 MAR 29 AM 7:43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9637 PG 405

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
190000.00
DON TX 703.00
PRFEE 1.00
RDEED 8.00
TOTAL 712.00
CHECK 712.00

04/05/95 01 08:58 0001 7598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48567
IDENTIFICATION REFERENCE

95 APR -5 AM 8:57

DAVIDSON COUNTY, TN.

No. 897121