Box 30

BOOK 10044 PG 126

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 264,000.00
Subscribed and sworn to before me, this the 06 day of
May

My commission expires:

Affiant

Notary Public

My Commission Expires November 22, 1997

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6G19992
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Virginia Jean Osborn	New Owner
3421 Benham Avenue	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37215	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 117-7-86	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fred L. Sharp and wife, Patricia Sharp

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Virginia Jean Osborn

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 192 on the Plan of Resubdivision of Lot 192 on the North part of Noel's Subdivision of Watkins Grove, of record in Plat Book 6050 at page 221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Fred L. Sharp by Deed of record in Book 9932 page 849, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

Patricia Sharp, wife of Fred L. Sharp, joins in the execution for the purpose of relinquishing all her marital rights.

THIS IS IMPROVED PROPERTY KNOWN AS 3421 Benham Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 06 day of May ,1996

Fred L. Sharp

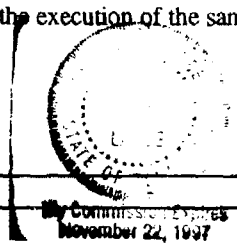
Patricia Sharp

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 06 day of May , 1996 , before me personally appeared Fred L. Sharp and wife, Patricia Sharp to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:



Notary Public

State of Tennessee
County of

On this 06 day of May 06, , 1996 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

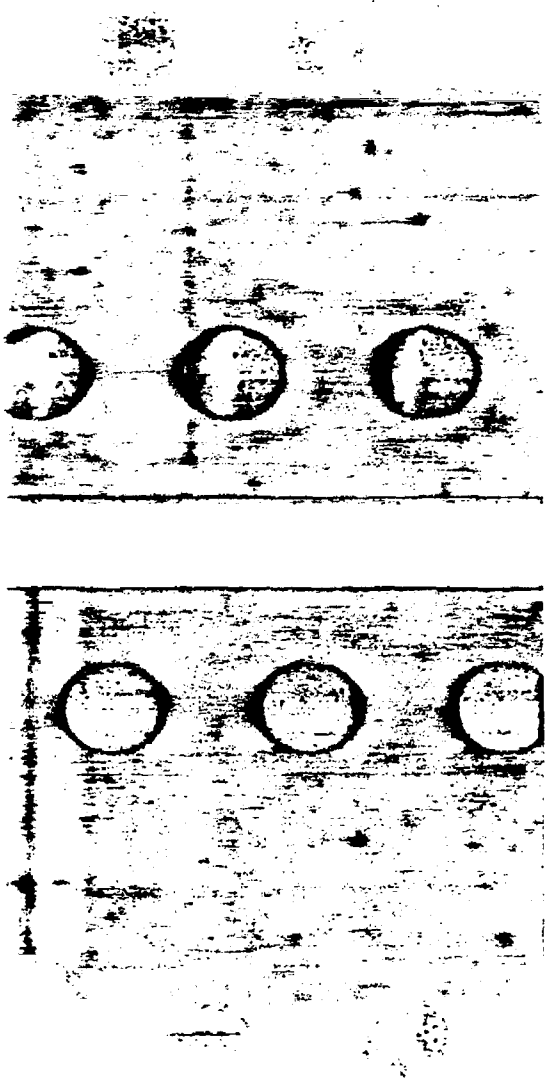
Notary Public

WARRANTY DEED

0179881
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 10:37
ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95.00 .25 .08 0101 03CHECK 985.30



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

RECEIVED OF _____

FOR _____

BOOK 10044 PG 128

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	
				264000.00
			CON TX	976.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	985.80
			CHECK	985.80
05/08/96	01	10:40	0001	9548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179881
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037551