Box 8|JB

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: () Title No: 38175
Dav. Co. File: Box 8

BOOK 10194 PG 804

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter Campbell Emily Osborn 154 Vaughns Gap Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-7-005

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 Franklin Yost and spouse, Jeanne Pope Yost,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Campbell and spouse, Emily Osborn,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Vaughns Gap Valley, a Resubdivision of Lots 62 and 63 West Meade Farms, Inc., Section One, of record in Book 7900, page 90, Register's Office for said County.

SAID Lot No. 1 fronts 272.81 feet on the westerly margin of Terry Trace and extends back 391.21 feet on the northerly line and 314.00 feet on the southerly line to a dead line in the rear, measuring 364.00 feet thereon.

BEING the same property conveyed to William Franklin Yost and wife, Jeanne Pope Yost by deed from W. R. Terry and wife, Monica Terry of record in Book 9054, page 437, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 9044 Page 613 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 154 Vaughns Gap Road, Nashville, Tennessee 37205

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

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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 16th day of September, 1996.

William Franklin Yost

Jeanne Pope Yost

State of Tennessee
County of Davidson

BOOK 10194 PG 805

On this 16th day of September, 1996, before me the undersigned authority, personally appeared **William Franklin Yost** and **Jeanne Pope Yost**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 320000.00

Affiant

Sworn and subscribed before me on the 16th day of September, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

9910 09/18 0101 03CHECK 1193.00

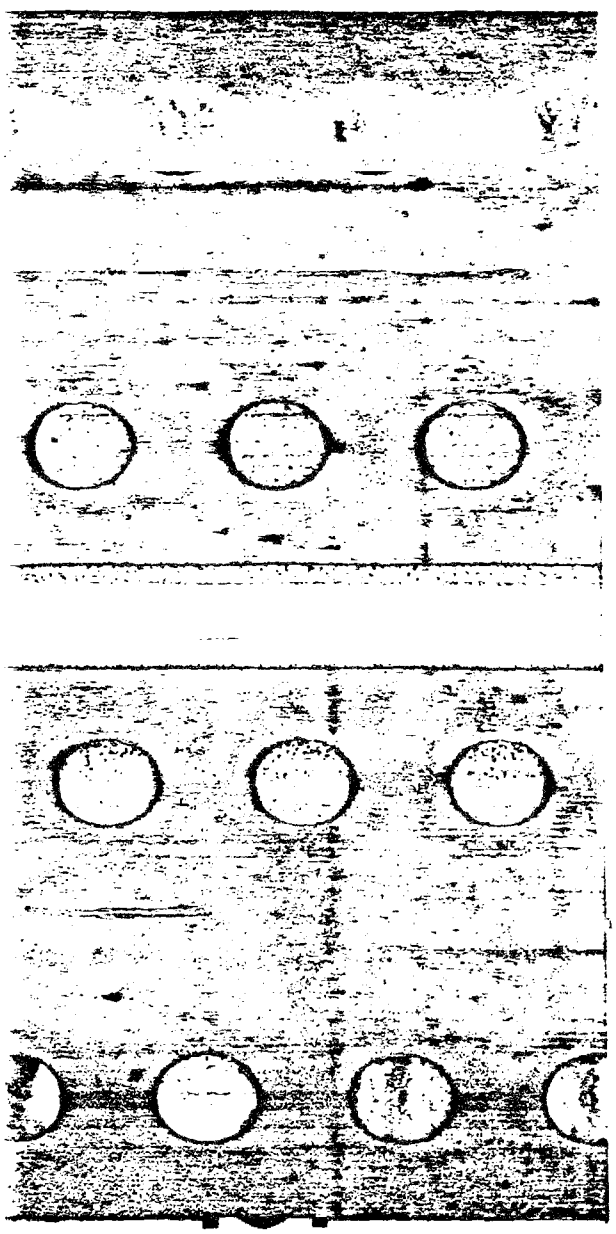
96 SEP 18 AM 11:00

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02265 09

Box 8/JB



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 806

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	
			320000.00	
			CON TX	1184.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1193.00
			CHECK	1193.00
09/18/96	01	11:02	0001	9910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226589
IDENTIF. & REFERENCE

96 SEP 18 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032340