BOOK 8113 PAGE 170 BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 90

Notary Public

MY COMMISSION EXPIRES May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Margaret A. Stevens (NAME)	PHH US Mortgage Corporation (NAME)	MAP 103-10
5715 Vine Ridge Drive (ADDRESS)	55 Haddonfield Road (ADDRESS)	PAR 76
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Cherry Hill, New Jersey 08002 (CITY) (STATE) (ZIP)	8DA-57965

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, Helen Marie Powers, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret A. Stevens, unmarried

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. 71, on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Vineridge Drive, the same being the common corner of Lots 71 and 72, thence eastwardly with the dividing line between Lot 71 and 72, 154.6 ft. to a point; thence north 85 degrees, 30' west 212.6 ft. to a monument in the easterly margin of Vineridge Drive; thence with the easterly margin of Vineridge Drive, northerly 136.1 ft. to the beginning.

Being the same property conveyed to Francis William Powers and wife, Helen Marie Powers by deed from John U. Wilson and wife, Louise Wilson of record in Book 2396, page 201, Register's Office for Davidson County, Tennessee. The said Francis William Powers having since died.

27695

MAY 21 1 36 PM '90

3395 05/21 0101 03CHECK 288.82

For is improved X property known as 5715 Vine Ridge Drive, Nashville, TN 37205
(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 unincumbered, 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 14th day of May 19 90

Helen Marie Powers
Helen Marie Powers

First Data Forms, Inc. 1-800-826-5427

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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 Helen Marie Powers, a widow

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 19 90.

Commission expires May 26, 1993

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 _____ oaths, 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

WARRANTY DEED

FROM

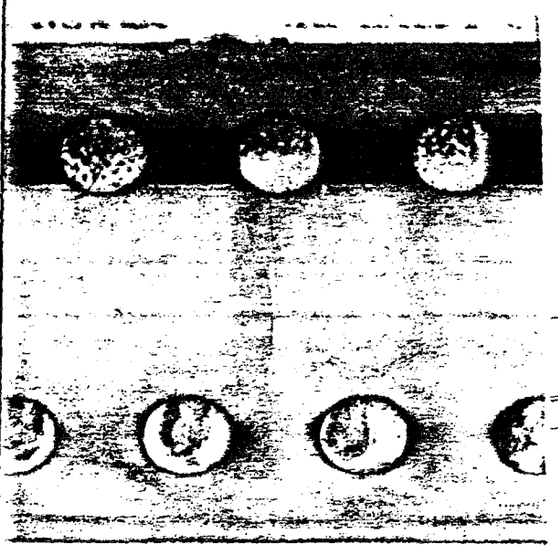
Helen Marie Powers

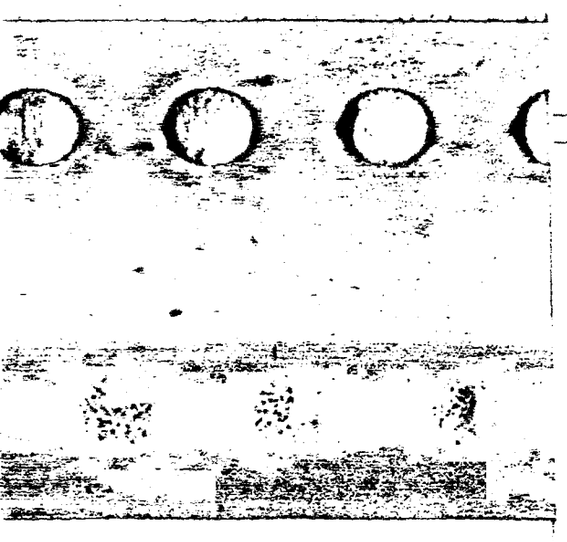
TO

Margaret A. Stevens

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215





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

RECEIVED OF _____

FOR _____

BOOK 8113 PAGE 172

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85400.00
CON TX 281.82
PRFEE 1.00
WDEED 6.00
TOTAL 288.82
CHECK 288.82

05/21/90 01 13:36 0001 3395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.6.95

IDENTIFICATION REFERENCE

MAY 21 1 36 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 320823