PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30430)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 148000.00

Willie Fong Young
Affiant

Sworn and subscribed before me this 27th day of September, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Willie Fong Young 2005 Cromwell Drive Nashville, Tennessee 37215	PHH U.S. Mortgage Corporation 55 Haddonfield Road Cherryhill, New Jersey 08002	FH 14286 158-03-004

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 **Anne B. Kniffin ,Thomas R. Birdwell, Sue B. Christensen and Helen B. Heath,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Willie Fong Young and spouse, Lee Pritchett Young,** 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. 55 on the plan of Hillsboro Park Section II, of record in Book 2331, page 61 and 62, Register's Office for said County.

SAID Lot No. 55 fronts 201.0 feet on the westerly margin of Cromwell Drive and extends back 429.9 feet on the northerly line and 223.0 feet on the southerly line to a dead line in the rear, measuring 288.5 feet thereon.

BEING the same property conveyed to C. T. Birdwell and wife, Louise W. Birdwell by deed from W. A. Gunn and wife, Sadie Mai Gunn of record in Book 4592, page 428, said Register's Office. C. T. Birdwell has since died. Louise W. Birdwell subsequently died and by Will of record in Will Book 169, page 589, Probate Court Clerk's office for said County, devised said property to Anne B. Kniffin, Thomas R. Birdwell, Sue B. Christensen and Helen B. Heath.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

60975
IDENTIF. REFERENCE
SEP 28 3 34 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved property, known as: 2005 Cromwell Drive, Nashville, Tennessee 37215

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 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 27th day of September, 1990.

Anne B. Kniffin
Anne B. Kniffin By Helen B. Heath Atty-In-Fact

Thomas R. Birdwell
Thomas R. Birdwell By Helen B. Heath Atty-In-Fact

Helen B. Heath
Helen B. Heath

Sue B. Christensen
Sue B. Christensen By Helen B. Heath

W & I 12/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8206 PAGE 20

On this 27th Day of September, 1990, before me the undersigned authority, personally appreared Helen B. Heath, with whom I am personally acquainted, or proved to me on the basis of staisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Thomas R. Birdwell, Anne B. Kniffin and Sue B. Christensen as their Attorney-In-Fact, as the free act and deed of the within named Thomas R. Birdwell, Anne B. Kniffin and Sue B. Christensen. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1990.

Christy Wilkinson
Notary Public

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Oct 9, 1991

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Helen B Heath
Affiant

Sworn to and subscribed before me this 27th day of September, 1990.

Christy Wilkinson
Notary Public

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

5243 09/28 0101 03CHECK 495.40

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 21

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT	148000.00
CON TX	488.40
PRFEE	1.00
#DEED	6.00
TOTAL	495.40
CHECK	495.40

09.28.'90 01 15:35 0001 3243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60975

IDENTIF. REFERENCE

SEP 28 3 34 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 359836