WARRANTY DEED

BOOK 9176 PAGE 114

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANITA P. STROZIER (NAME)	PHH US MORTGAGE CORPORATION (NAME)	Map 143-2-B
752 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	55 Haddonfield Road (STREET ADDRESS)	Parcel 27
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Cherry Hill, New Jersey 08002 (CITY) (STATE) (ZIP)	F.B. 9DZ79030

FOR AND IN 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, BILLY MIKE SMITHSON AND WIFE, JENNIFER LYNN SMITHSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANITA P. STROZIER AND VERNON V. SADLER, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 5200, page 775, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy Mike Smithson and wife, Jennifer Lynn Smithson by deed from The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company of record in Book 6754, page 346, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 5360, page 320, Book 5364, page 882, Book 4889, page 192, Book 5142, page 694; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 775, said Register's Office.

93270

IDENTIF. & REFERENCE

93 DEC -6 AM 10: 12

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 752 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of November, 1993

Billy Mike Smithson
BILLY MIKE SMITHSON

Jennifer Lynn Smithson
JENNIFER LYNN SMITHSON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY MIKE SMITHSON AND WIFE, JENNIFER LYNN SMITHSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of November 19 93

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Anita P. Strozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BILLY MIKE SMITHSON AND WIFE, JENNIFER LYNN SMITHSON

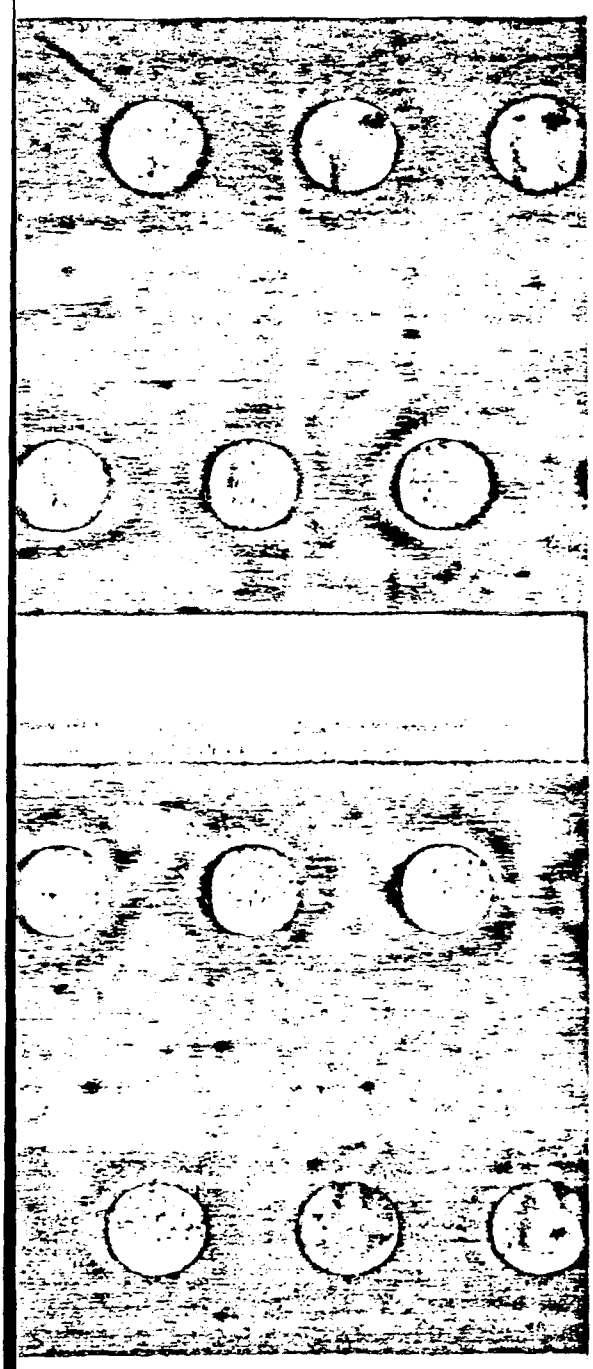
TO

ANITA P. STROZIER AND VERNON V. SADLER

0220 12/06 0101 03CHECK 397.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
239 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50

12/06/93 01 10:12 0001 0220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 DEC -6 AM 10:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

93270
IDENTIF. # REFERENCE

No. 730275