#12376 File Box 38, First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9292 PAGE 827

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
MELANIE L. MCWILLIAMS (NAME)	PHH US MORTGAGE CORPORATION (NAME)	Map 104-14F
2820 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	6000 Atrium Way (STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Mount Laurel, New Jersey 08054 (CITY) (STATE) (ZIP)	FB 7DA92809

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, BRENNA D. BENNETT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELANIE L. MCWILLIAMS, unmarried

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 Unit 14 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, page 862, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to Brenna D. Bennett, unmarried by deed from Henry C. McCall, d/b/a Woodlawn Court Condominiums of record in Book 8611, page 461, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7792, page 360; (3) Charter of record in Book 7794, page 952, amended in Book 8237, page 335; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 862, said Register's Office.
(4) Agreement of record in Book 7264, page 166;

94 MAR 29 AM 10:

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

32695

IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 2820 Woodlawn Drive, Nashville, Tennessee 37215

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 23rd day of March, 1994.

Brenna D. Bennett by Velvet Van Hoose

BRENNA D. BENNETT, BY: VELVET VAN HOOSE
ATTORNEY-IN-FACT, BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
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.

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

My commission expires _____ 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VELVET VAN HOOSE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the said BRENNA D. BENNETT and is authorized by the said BRENNA D. BENNETT to execute this instrument on her behalf.

Witness by hand, at Office, this 23rd day of March, 1994.

Helen D. Scott
NOTARY PUBLIC

My Commission Expires:
1-22-95

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Melanie L McWilliams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 94

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Helen D. Scott
Notary Public

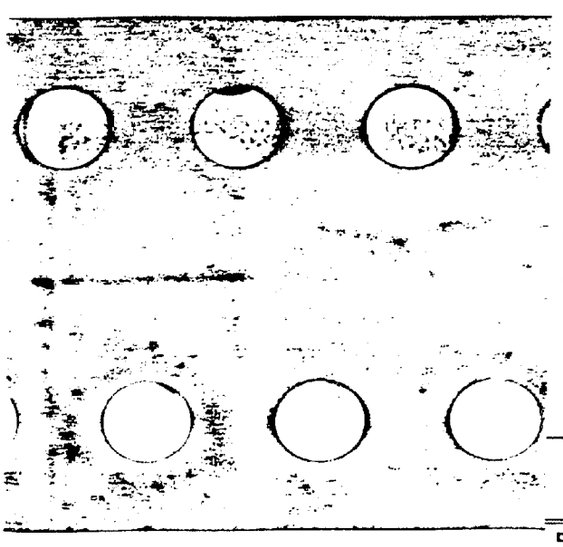
WARRANTY DEED

FROM
BRENNA D. BENNETT

TO
MELANIE L. MCWILLIAMS

7158 03/29 0101 03CHECK 467.80

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



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

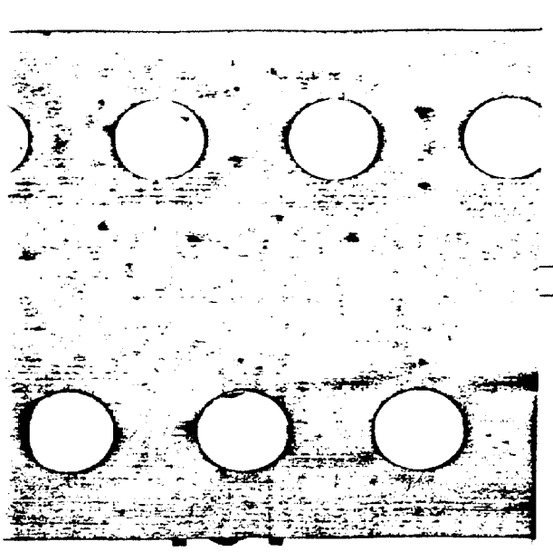
RECEIVED OF _____

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	124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80
03/29/94	01		10:11 0001	7158



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32695 IDENTIF. & REFERENCE

94 MAR 29 AM 10: 10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 772453