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BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1994

Notary Public

MY COMMISSION EXPIRES: May 7, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
William P. Sinclair (NAME)	PHH US Mortgage Corporation (NAME)	132-9 #460
950 Battery Lane (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

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, Jennifer L. Childress and Holliday L. Lewis, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Sinclair and wife, Karen J. Sinclair

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. 2 on the Plan of Re-Subdivision of Lots 29, 30 and 31 of Oakhill Subdivision, No. 1, as of record in Book 5200, page 659, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve E. Childress and wife, Jennifer L. Childress, by deed from Steven D. Lane and Daryl Robinson, of record in Book 7868, page 358, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Steve E. Childress and Jennifer L. Childress as tenants in common, each party owning a one-half undivided interest by quitclaim deed of record in Book 8394, page 894, Register's Office for said County, the said Steve E. Childress having conveyed his one-half undivided interest by quitclaim deed to Holliday L. Lewis of record in Book 8735, page 185, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

48611

IDENTIFICATION REFERENCE

94 MAY 10 PM 3:36

REGISTER DAVIDSON COUNTY, TN.

4480 05/10 0101 03CHECK 715.70

This is unimproved ( ) or improved (X) property, known as 950 Battery Lane, Nashville, TN 37220
(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 unencumbered, 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 our hand s this 9th day of May 19 94

Jennifer L. Childress

Holliday L. Lewis

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Childress and Holliday L. Lewis, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 19 94.

Commission expires May 7, 1997

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____ oath(s) 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 _____.

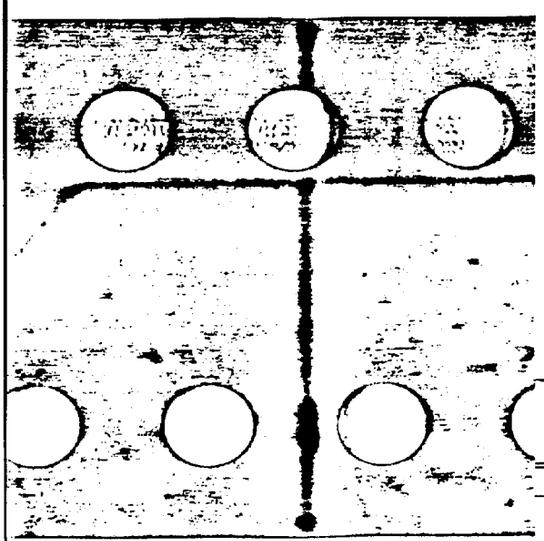
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Warranty Deed from Jennifer L. Childress and Holliday L. Lewis, to William P. Sinclair and wife, Karen J. Sinclair.

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 _____

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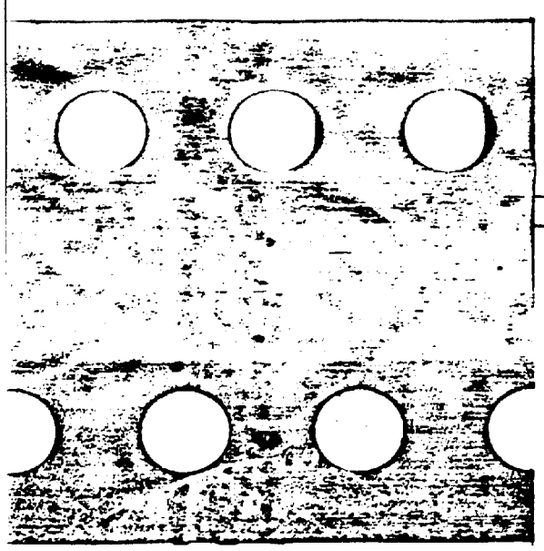
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 191000.00
CON TX 706.70
PRFEE 1.00
WDEED 8.00
TOTAL 715.70
CHECK 715.70

05/10/94 01 15:35 0001 4480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48611
IDENTIF. & REFERENCE

94 MAY 10 PM 3:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789527