This Instrument Prepared By:

BOX 15

Bottorff & Kavin, Attorneys
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9398 PAGE 127

ADDRESS NEW OWNER: Mr. & Mrs. Patrick E. Pride 310 Gaywood Drive Nashville, TN 37211	SEND TAX BILL: Mortgagee
MORTGAGEE: PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, NJ 08054	MAP AND PARCEL: MAP 147-01-0 GROUP PARCEL 221-00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Juanita W. Walton, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patrick E. Pride and wife, Lanita M. Pride, 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:

> Being Lot No. 317 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Will L. Walton and wife, Juanita W. Walton, by deed from The Kennedy Corp. of record in Book 3249, page 63, Register's Office for Davidson County, Tennessee. The said Will L. Walton having since died.

This is improved property known as 310 Gaywood Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patrick E. Pride and wife, Lanita M. Pride, their heirs and assigns, forever; and Juanita W. Walton does covenant with the said Grantees that she is lawfully seized 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; and further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1994.

Juanita W. Walton
Juanita W. Walton

67922
IDENTIFICATION REFERENCE

94 JUL -5 PM 3:40
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita W. Walton, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1994.

Juanita W. Walton
NOTARY PUBLIC

My Commission Expires: 1/4/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $101,500.00.

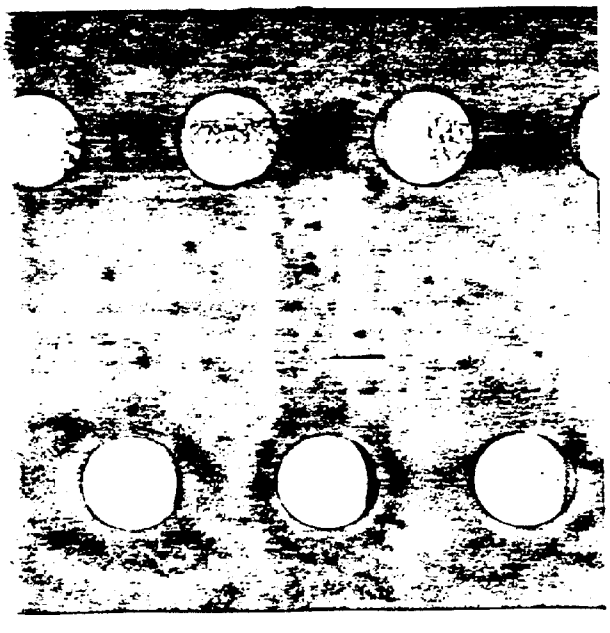
Patrick E. Pride
AFFIANT

Subscribed and sworn to before me this 30th day of June, 1994.

Lee E. Cranford
NOTARY PUBLIC

My Commission Expires: 5-25-96

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



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

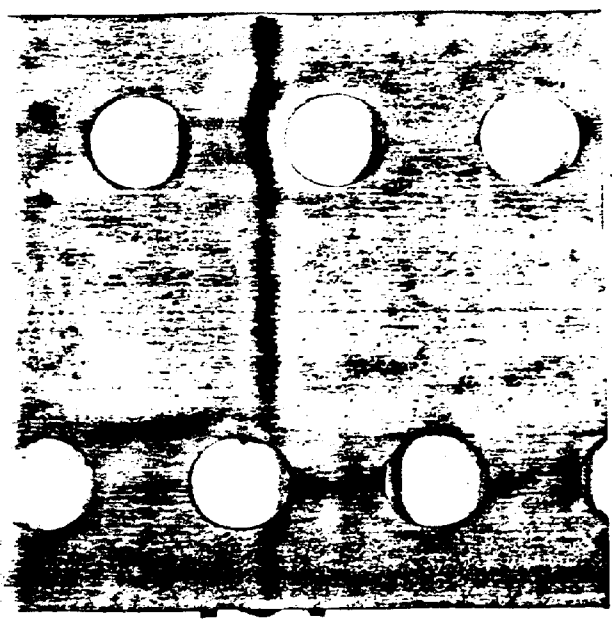
RECEIVED OF _____

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/94 01 15:41 0001 3531

67922
IDENTIF. & REFERENCE

94 JUL -5 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810179