47

BOOK 9559 PG 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 4/22/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosenberger Family Trust (NAME)	PHH US Mortgage Corporation (NAME)	MAP 51-11
221 Freda Villa Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 61
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mt. Laurel, New Jersey 08054 (CITY) (STATE) (ZIP)	11D 19065

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, Jeannette Perusek, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosenberger Family Trust and H. A. Rosenberger, Trustee and Eileen V. Rosenberger, Trustee

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 part of Lot No. 75 and all of Lot No. 76 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 75 and all of Lot No. 76 front 120 feet on the easterly side of Freda Villa, and extend back 356.9 feet on the southerly line and 385.5 feet, more or less, on the northerly line to a dead line, measuring 170 feet thereon.

Being the same property conveyed to Leonard L. Perusek, and wife, Jeannette Perusek, by deed from Sylvesta T. Greene, of record in Book 5765, page 35, Register's Office for Davidson County, Tennessee. The Leonard L. Perusek having since died.
Margaret Louise Carney executes this instrument as Attorney In Fact for Jeannette Perusek pursuant to Power of Attorney recorded simultaneously herewith.

21357 IDENTIF. A REFERENCE

94 DEC 30 AM 8:49 DAVIDSON COUNTY, TN. REGISTER

7620 12/30 0101 03CHECK 375.30

unimproved ( )
This is improved (X) property, known as 221 Freda Villa Drive, Madison, TN 37115
(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 my hand this 15th day of December 19 94

Jeannette Perusek
By: Jeannette Perusek

Margaret Louise Carney, Attorney-in-fact
Margaret Louise Carney

STATE OF TENNESSEE

BOOK 9559 PG 51

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannette Perusek

the bargainor, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of December, 19 94.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE

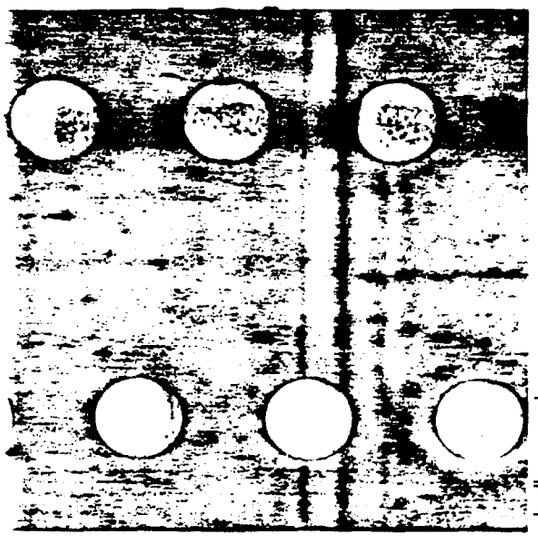
COUNTY OF

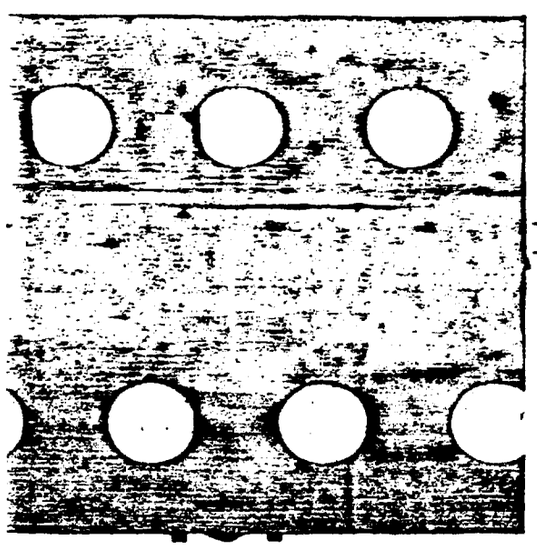
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9559 PG 52

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	99000.00
CON TX	366.30
PRFEE	1.00
WDEED	8.00
TOTAL	375.30
CHECK	375.30

12/30/94 01 08:48 0001 7620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21357
IDENTIF. & REFERENCE

94 DEC 30 AM 8:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 867509