60

This Instrument Prepared By:

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

BOOK 9684 PG 374

WARRANTY DEED

ADDRESS NEW OWNER:
Norman R. McBurney II
812 North Woodstone Lane
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PHH US Mortgage Corporation
6000 Atrium Way
Mt. Laurel, NJ 08054
Attn: Tax Department

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 94 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Norman R. McBurney II, hereinafter called the Grantee, his 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. 94 on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, pages 498 and 499, said Register's Office.

Being a part of the same property conveyed to Richter Dial Builders, Inc. by deed from MeritBanc Development Corporation of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 812 North Woodstone Lane, 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 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Norman R. McBurney II, his heirs and assigns, forever; and Richter Dial Builders, Inc. does covenant with the said Grantee that it 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the hand of a duly authorized officer this the 16th day of May, 1995.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter

0065042
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an officer of Richter Dial Builders, Inc., and that as such officer he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 168,750.00.

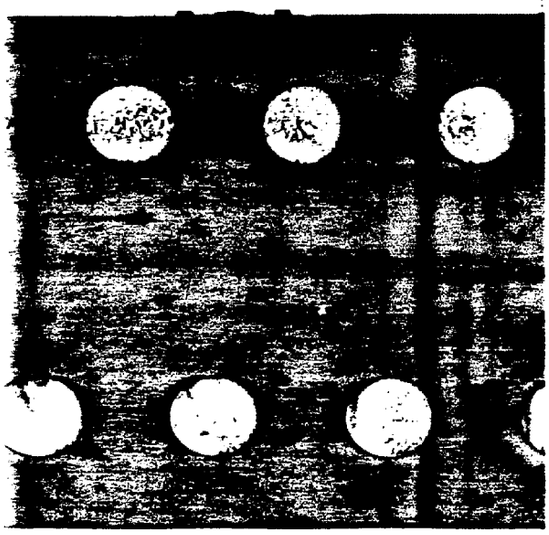
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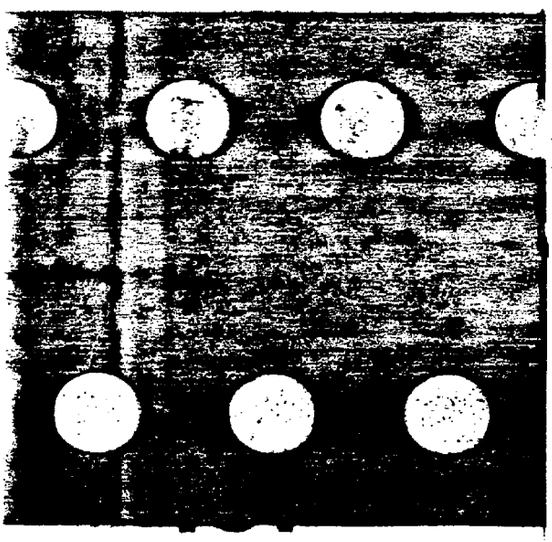
Subscribed and sworn to before me this 16th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-28-97

3730 05/30 0101 03CHECK 633.19





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 376

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 168750.00
CON TX 624.19
PRFEE 1.00
WDEED 8.00
TOTAL 633.19
CHECK 633.19

05/30/95 01 14:40 0001 5730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006504 2
IDENTIF. ↑ REFERENCE

'95 MAY 30 PM 2:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915055