BOOK 9724 PG 883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 11/7/95
(AFFIX SEAL)

KAREN L. AUGUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian S. Foster (NAME)	PHH US Mortgage Corporation (NAME)	87-5A-89 CO
5805 Avalon Court (ADDRESS)	6000 Atrium Way (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Mt. Laurel, NY 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, Phillips Builders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian S. Foster and Sumner M. Foster, husband and wife

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. 117 on the Plan of Farmingham Woods, Phase 2, Section 2 of record in Book 7900, page 424, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, by deed from Thelma R. Zanetis and husband Alexander W. Zanetis, of record in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

3862 07/07 0101 03CHECK 398.24

0077030

IDENTIFICATION REFERENCE

95 JUL -7 AM 11:00

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 5805 Avalon Court, Hermitage, Tennessee 37076
(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 5th day of July 19 95

Phillips Builders, Inc., a Tennessee corporation
By: Ruth Polatsek, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9724 PG 884

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

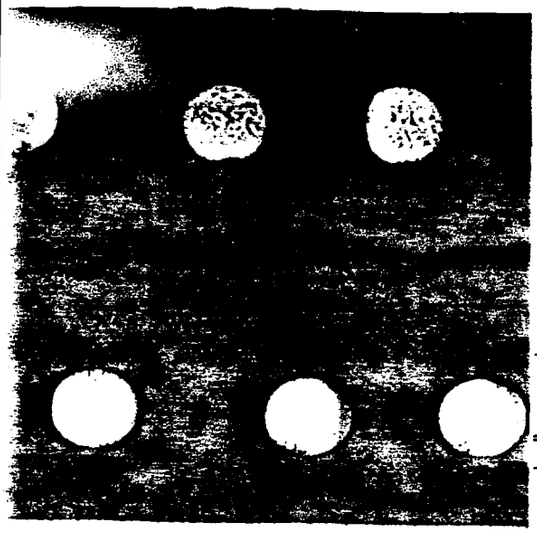
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth MAlAtAlc and _____ with whom I am personally acquainted and who upon her oath acknowledged himself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within-named bargainor, and that She as such Vice President 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 Ruth MAlAtAlc as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 5th day of July 19 95.

My commission expires 11/9/95

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public



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

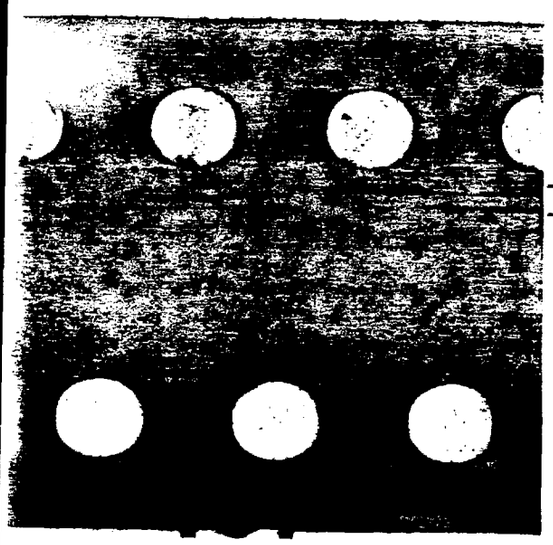
RECEIVED OF _____

FOR _____

BOOK 9724 PG 885

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
105200.00
CON TX 389.24
PRFEE 1.00
WDEED 8.00
TOTAL 398.24
CHECK 398.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 11:02 0001 8862

0077030
IDENTIF. ↑ REFERENCE

95 JUL -7 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928000