PREPARED BY (AND RETURN TO):

BOOK 9727 PG 294

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36604
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer H. Krause Jordan Chassan 1317 Ardee Avenue Nashville, TN 37216	PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 61-16-231 15DZ 20645

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace B. Rose, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer H. Krause and spouse, Jordan Chassan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 61 Block C and the east half of Lot 60 of Block C on the Map of the Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot 61 and the easterly half of Lot 60 adjoin and front together 75 feet on the northerly side of Ardee Avenue and extends back 340.3 feet on the easterly line and 336.45 feet more or less, on the westerly line to a rear line measuring 75 feet thereon.

BEING the same property conveyed to Grace B. Rose by deed from James R. Overstreet and wife, Bobbie D. Overstreet of record in Book 6688, page 191, said Register's Office. By Quitclaim Deed of record in Book 6994, page 969, said Register's Office, the said Grace B. Rose conveyed subject property to Elizabeth R. Gill. By Quitclaim Deed of record in Book 9147, page 672, said Register's Office, the said Elizabeth R. Gill conveyed her interest on subject property to Grace B. Rose.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1317 Ardee Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 1995.

Grace B. Rose

Grace B. Rose

State of Tennessee
County of Davidson

On this 10th day of July, 1995, before me the undersigned authority, personally appeared **Grace B. Rose**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: _____ Notary Public

My Commission Expires 9/16/95

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69900.00

Affiant

Sworn and subscribed before me on the 10th day of July, 1995.

Notary Public

My Commission Expires: _____

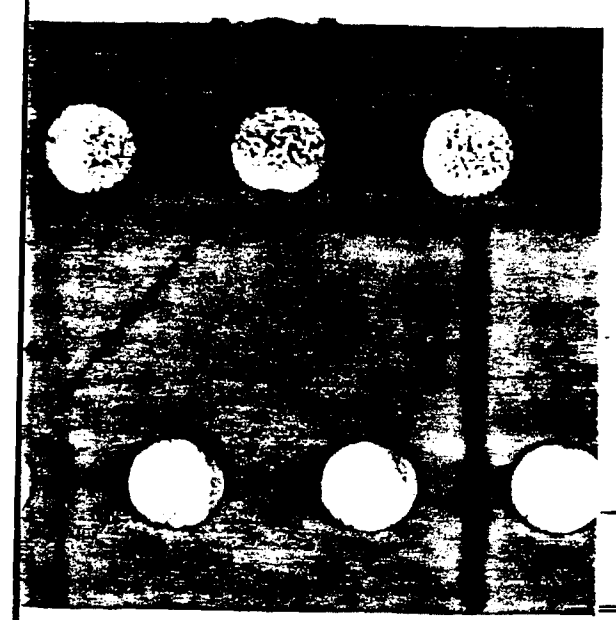
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 9/16/95

9825 07/11 0101 03CHECK 267.63

95 JUL 11 AM 9:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0077895
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

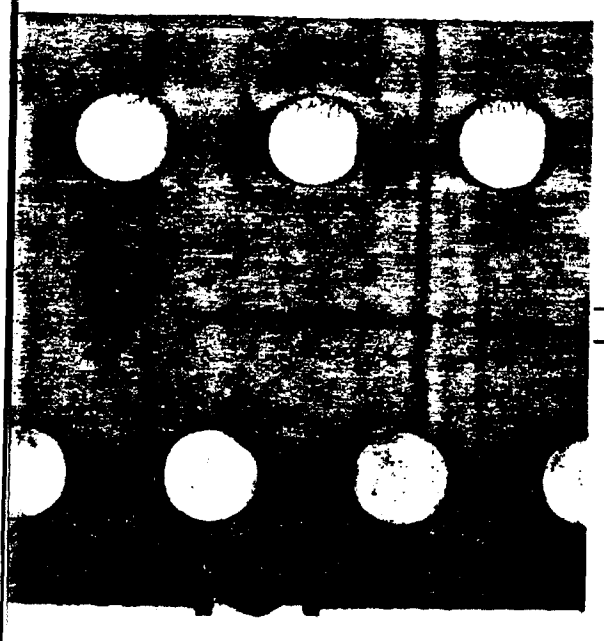
RECEIVED OF _____

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	8.00
TOTAL	267.63
CHECK	267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9825

00777895

IDENTIFICATION REFERENCE

05 JUL 11 AM 9:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 928952