WARRANTY DEED

BOOK 9752 PG 843

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: ~~May 7, 1995~~ 9/27
(AFFIX SEAL)

RHONDA S. WHITE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tad A. Duet	PHH US Mortgage Corporation	MAP 98-1
(NAME)	(NAME)	
5105 Roxborough Drive	6000 Atrium Way	PARCEL 89
(ADDRESS)	(ADDRESS)	
Hermitage, Tn 37076	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(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, William L. Francis and wife, Danna B. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tad A. Duet and wife, Deborah A. Duet

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. 91 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William L. Francis and wife, Danna B. Francis by deed from Randall Phillips Builders, Inc. of record in Book 5988, page 426, and re-recorded in Book 6971, page 70, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

00862 40 IDENTIF. ↑ REFERENCE

95 AUG -4 AM 11:17 FELIX W. ... REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

9936 08/04 0101 03CHECK 427.10

unimproved ( )
This is improved (X) property, known as 5105 Roxborough Drive, Hermitage, Tn 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 our hand s this 18th day of July 1995

William L. Francis

Danna B. Francis

BOOK 9752 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me this the 18th, day of July , 1995, before me personally appeared William L. Francis and Danna B. Francis , to me known to be the person(s) who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal, this 18th day of July , 1995.

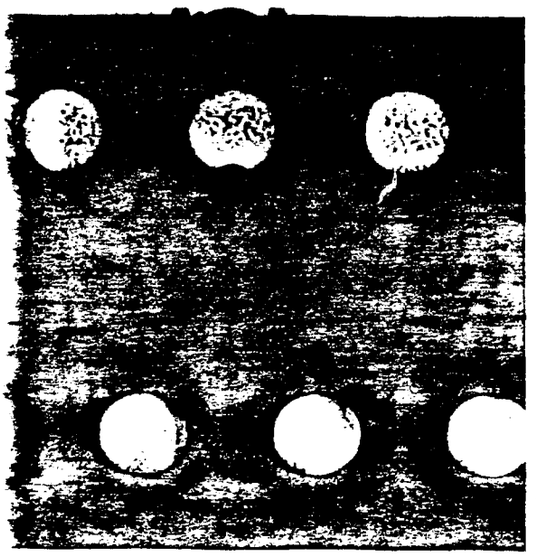
My Commission Expires: Notary Public, Gwinnett County, Georgia
My Commission Expires June 28, 1997

Andria F. Smith
Notary

Warranty Deed from William L. Francis and wife, Danna B. Francis, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

Return to:
Lawyers Title of Columbia, INC.
219-B West 7th St.
Columbia, TN 38401



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

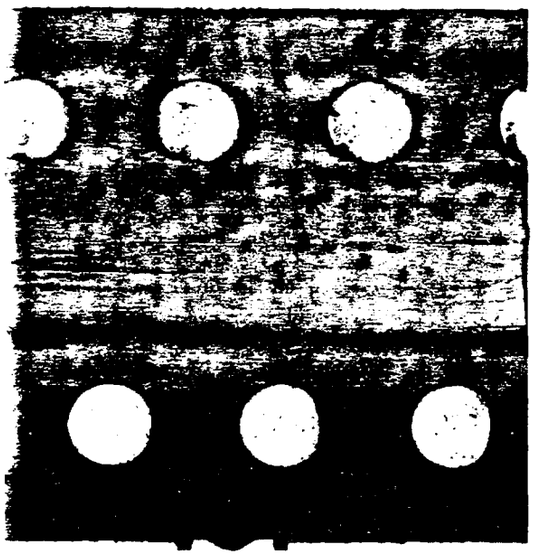
RECEIVED OF _____

FOR _____

BOOK 9752 PG 851

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 113000.00
CON TX 418.10
PRFEE 1.00
MDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 427.10
CHECK 427.10

08/04/95 01 11:18 0001 8936

0086240
IDENTIF. ↑ REFERENCE

95 AUG -4 AM 11:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 937961