BOOK 9754 PG 297

BOX 25

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF August, 19 95

NOTARY PUBLIC

My Commission expires: 11/8/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT W. CLAYTON (NAME)	PHH US MORTGAGE CORPORATION (NAME)	160-15A-85
222 Hearthstone Manor Lane (ADDRESS)	6000 Atrium Way (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CHARLES L. CORNELIUS, JR., AND WIFE, LLEWELLNYA G. CORNELIUS, AS TO AN UNDIVIDED 1/2 INTEREST, AND LLEWELLNYA CORNELIUS, AS TO AN UNDIVIDED 1/2 INTEREST.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ROBERT W. CLAYTON AND WIFE, HAZEL E. CLAYTON

hereinafter called the **GRANTEES**, their 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 Unit No. 85, Building 18, on the Condo Site Plan, Phase IV, Hearthstone Manor, of record in Book 6250, page 990, amended of record in Book 6200, page 642, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles L. Cornelius, Jr., and wife, LLewellyna G. Cornelius, by deed from Radnor Homes, Inc., of record in Book 7263, page 164, re-recorded of record in Book 7275, page 541, said Register's Office. Also being the same property conveyed to Llewellyna Cornelius, by deeds from Charles L. Cornelius, Jr., and wife, Llewellyna G. Cornelius, of record in Book 8305, page 573, page 8556, page 52, and Book 8871, page 399, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved ( )
This is improved (X) property, known as 222 Hearthstone Manor Lane (House Number) (Street) Brentwood, TN 37027 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 4th day of August, 19 95.

Llewellyna Cornelius
LLEWELLYNA CORNELIUS

Charles L. Cornelius Jr.
CHARLES L. CORNELIUS, JR.

Llewellyna G. Cornelius
LLEWELLYNA G. CORNELIUS

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLES L. CORNELIUS, JR., AND WIFE, LLEWELLNYA G. CORNELIUS AND LLEWELLNYA CORNELIUS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August, 1995.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 6250, Page 990 as amended of record in Book 6200, page 642, said Register's Office.

2. Permanent Easement and Right of Way for street purposes and right of entry for temporary construction purposes of record in Book 5784, page 261, said Register's Office .

3. Conveyance of common area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, said Register's Office .

4. Declaration of Covenants,Conditions and Restrictions of record in Book 6424, page 839, amended of record in Book 6582, page 154, Book 660, page 3, Book 6884, page 251, Book 6916, page 230, re-recorded of record in Book 7393, page 749, Book 7398, page 907, and Book 7403, page 563, said Register's Office .

5. Amended and Restated By-Laws of record in Book 7403, page 568, said Register's Office .

6. Declaration of Covenants,Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, page 982, said Register's Office .

7. Conveyance of Common Area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, said Register's Office .

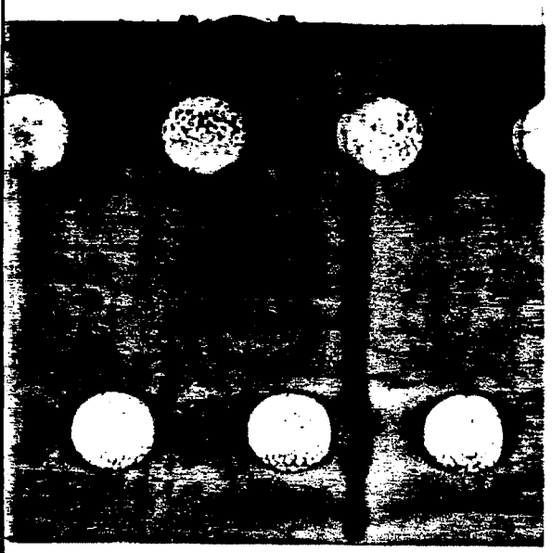
8. Rights of others in and to the common elements.

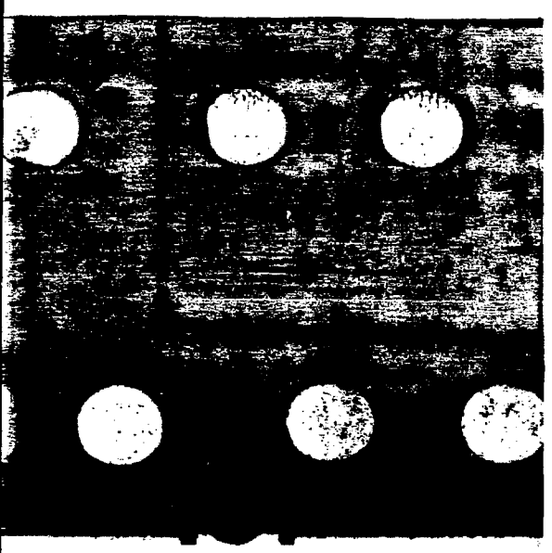
9. Metro taxes for 1995, which have been prorated and assumed by the Grantees.

0086695
IDENTIF. ↑ REFERENCE

95 AUG -7 AM 10:15
FELIX A. [illegible] III REGISTER
DAVIDSON COUNTY, TN.

7402 08/07 0101 03CHECK 623.50





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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

08/07/95 01 10:15 0001 9402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086695
DENTIF. ↑ REFERENCE

95 AUG -7 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938422