BOOK 9772 PG 230

BOX 28

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 $ 70,500.00

James L. Bess
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF August, 1995

J. Travis Smith
NOTARY PUBLIC

My Commission expires: 11/22/98

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:
JAMES L. BESS	PHH US MORTGAGE CORPORATION	33-12-84
(NAME)	(NAME)	
211 FRIENDSHIP DRIVE	6000 ATRIUM WAY	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	MT. LAUREL, NJ 08054	
(CITY) (STATE) (ZIP)	(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

MARVIN L. DAVIDSON, SR., AND WIFE, JUDY DAVIDSON

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

JAMES L. BESS AND WIFE, MARY ANN BESS

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 Lot No. 41 on the Plan of Gateway, Section 1, of record in Plat Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 41 fronts 68.0 feet on the northerly margin of Friendship Drive and extends back 199.4 feet on the westerly line and 108.0 feet on the easterly line to a dead line in the rear, measuring 130.9 feet thereon.

Being the same property conveyed to Marvin L. Davidson, Sr., by deed from Daniel B. Smartt and wife, Susan R. Smartt, of record in Book 9386, page 290, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. City and County Taxes for 1995 which have been prorated and assumed by the Grantees.
2. Restrictive covenants of record in Book 3344, page 582, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 211 Friendship Drive (House Number) (Street) Goodlettsville (City) TN (State) 37072 (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 23rd day of August, 19 95.

Marvin L. Davidson Sr.
MARVIN L. DAVIDSON, SR.

Judy Davidson
JUDY DAVIDSON

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 9772PG231

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 MARGIN L. DAVIDSON, SR., AND WIFE, JUDY DAVIDSON, 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 23rd day of August, 19 95.

My Commission expires:
11/28/98

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

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

95 AUG 24 AM 10:11
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

00092741

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).

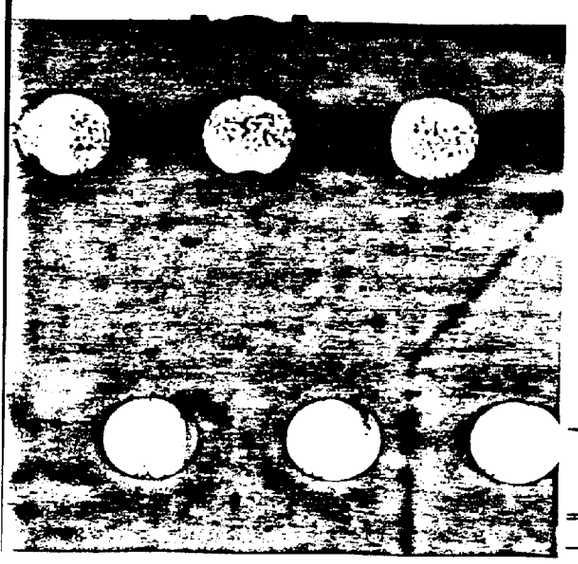
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

269.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

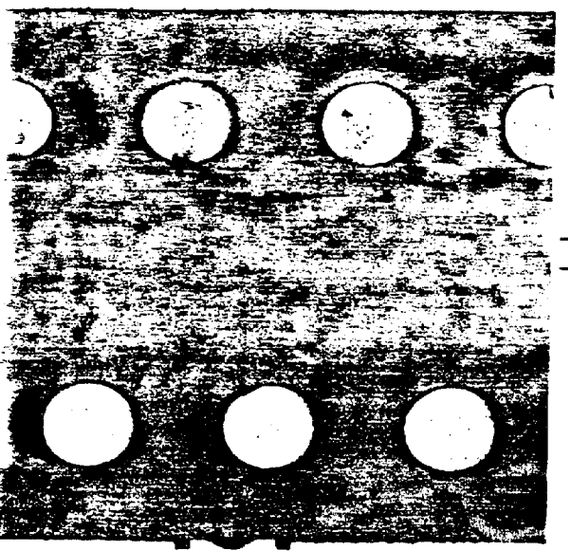
RECEIVED OF _____

FOR _____

BOOK 9772 PG 232

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 70500.00
CON TX 260.85
PRFEE 1.00
MDEED 8.00
TOTA ~~269.85~~
CHECK ~~269.85~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/95 01 10:13 0001 6011

00927411
IDENTIF. # REFERENCE

95 AUG 24 AM 10:11
REGISTER
DAVIDSON CO. TENN.

No. 944952