THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44 BOOK 9837 PG 879	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $63,900.00. Affiant Subscribed and sworn to before me, this 25th day of October, 1995. Notary Public My Commission Expires: 1/23/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tracy L. Fahlgren	PHH Mortgage Corporation	
216 Thistle Lane	600 Atrium Way	086-14-0-A-216.00CO
Hermitage, TN 37076	Mt. Laurel, NJ 08054	4D 91689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER J. OSBORNE, JR., AND WIFE, ANGELA D. EDMONDS, NOW OSBORNE, ,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TRACY L. FAHLGREN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 (formerly shown as Unit on prior conveyances) on the Plan of Hermitage Meadows, Stage Three, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter J. Osborne, Jr. and Angela D. Edmonds by deed from Secretary of Housing and Urban Development, of record in Book 8306, page 347, Register's Office for Davidson County, Tennessee; the said parties having since married..

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions as set out in instrument of record in Book 6034, page 365, Register's Office for Davidson County, Tennessee, and Amendment to By-Laws of record in Book 7660, page 612, Register's Office for said County.

2. Matters shown on the Plan of record in Book 6250, page 300, Register's Office for said County.

3. Easement for installing and repairing sewer and water mains of record in Book 6716, page 815, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 216 Thistle Lane, Hermitage, TN 37076.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of October, 1995.

Peter J. Osborne, Jr.

Angela D. Edmonds Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER J. OSBORNE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 1995.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELA D. EDMONDS OSBORNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 1995.

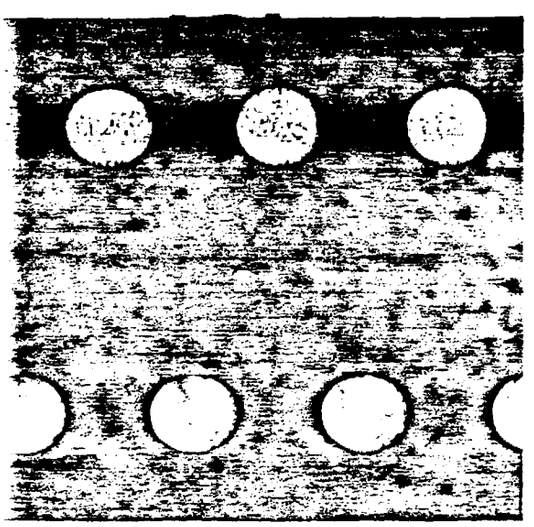
Notary Public

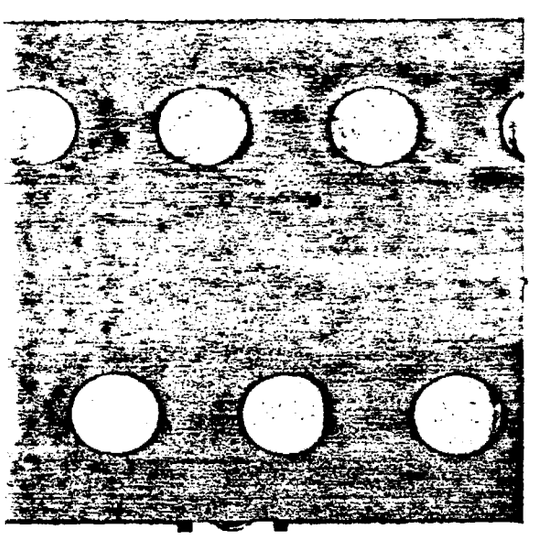
My Commission Expires: 5/23/98

95 OCT 25 PM 3:07
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

MTG TAX 245.43
REC FEE 20.00

0115770
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9837 PG 872

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

CONT 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 8.00
TOTAL 245.43
CHECK 245.43

10/25/95 01 15:10 0001 0634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115770
IDENTIFICATION REFERENCE

95 OCT 25 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969310