After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 9960 PG 600

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BRYAN CHAFFEE AND WIFE, JANE S. CHAFFEE,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **PETER VONHOPFFGARTEN AND WIFE, SANDRA,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot No. 2, on the Plan of Hamley Acres, of record in Plat Book 5200, page 487, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan A. Chaffee, unmarried, by deed from Frank Q. Sullivan and wife, Mary N. Sullivan, dated November 13, 1986, and recorded November 20, 1986, of record in Book 7045, page 285, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 21st day of Feb, 1996.

Bryan Chaffee
BRYAN CHAFFEE By and Through his Lawful Attorney-in-Fact
Fran Haworth
Fran Haworth

Jane S. Chaffee
JANE S. CHAFFEE By and Through her Lawful Attorney-in-Fact
Fran Haworth
Fran Haworth

96 FEB 28 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0154463
IDENTIF. # REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRIAN CHAFFEE AND WIFE, JANE S. CHAFFEE, by Fran Haworth, Attorney-in-Fact, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 21st day of February, 1996

John D. McBroom
Notary Public

My Commission Expires: 3/16/99

JOHN D. McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9960 PG 601

The actual consideration or value, whichever is greater, for this transfer is $112,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of February, 1996.

Notary Public

My Commission Expires: 03/16/99

JOHN D. McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD CO.

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 121, Parcel 248.00

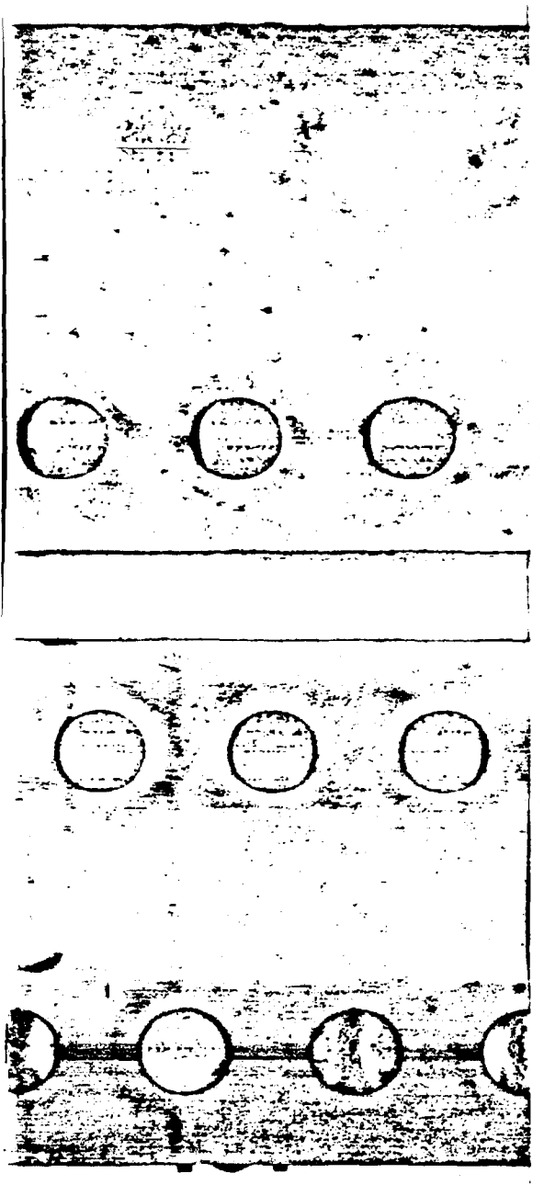
ADDRESS NEW OWNER:

Peter VonHopffgarten et ux
1396 Pleasant Hill Drive
Nashville, TN 37214

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Ave.
Pasadena, Ca 91109-7137

2367 02/28 0101 03CHECK 426.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9960 PG 602

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	
				112900.00
			CON TX	417.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	426.73
			CHECK	426.73
		02/28/96	01	15:42 0001 2367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154463
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 3:41
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1010512