BOOK 10115 PG 768 BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

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
Sidney L. Houston (NAME)	PHH Mortgage Services (NAME)	MAP 96-14 #226
3047 Boulder Park Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (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, Frances Combs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidney L. Houston, married

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. 42 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, 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 Ronnie L. Combs and Frances Combs, tenants in common with right of survivorship, by deed from Raymond O. Litwiler and wife, Judy A. Litwiler of record in Book 7666, page 907, Register's Office for Davidson County, Tennessee. Said Ronnie L. Combs and Frances Combs having quitclaimed their interest in said property to Cindy S. Smith, Trustee, and said Trustee having quitclaimed her interest to Frances Combs in instrument of record in Book 7961, page 408 said Register's Office.

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

0201789
IDENTIF. & REFERENCE

95 JUL -9 PM 1:10

DAVIDSON

unimproved ( )
This is improved (X) property, known as 3047 Boulder Park Drive, Nashville, TN 37214
(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 my hand this 3rd day of July 19 96

Frances Combs
Frances Combs

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10115 PG 769

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Combs, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July 19 96.

Commission expires March 25, 2000

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

Warranty Deed from Frances Combs, to Sidney L. Houston.

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

7259 07/09 3:01 3BCHECK

231.00

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

RECEIVED OF

FOR

BOOK 10115 PG 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CAMT			
	CON TX		60000.00	
	PRFEE		222.00	
	WDEED		1.00	
	TOTAL		8.00	
	CHECK		231.00	
07/09/96	16:18 0001		231.00	
	01		3259	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201789
IDENTIF. # REFERENCE

96 JUL -9 PM 4:10

FELIX
DAVIDSON

MUSIC CITY PRINTING (615) 244-

No. 1060965