BOX 28

OLD REPUBLIC

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

BOOK 10170 PG 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Ted Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF August 19 96

J Curtis Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TED BROWN (NAME)	PHH Mortgage Services Corp. (NAME)	42-15-100
117 Beverly Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	
Madison, TN 37115 (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

GLADYS G. HARLAN, UNMARRIED

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

TED BROWN AND WIFE, PEGGY BROWN

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. 35 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County, as corrected in Surveyor's Certificate, of record in Book 2272, page 246, Register's Office for said County.

Said Lot No. 35 fronts 244.3 feet on the easterly side of Beverly Drive and runs back 232.26 feet on the northerly line and 233.94 feet on the south-easterly line, to a dead line, measuring 98.4 feet thereon.

Being the same property conveyed to Paul C. Harlan and wife, Gladys G. Harlan by deed from J. W. Blair and wife, Betty E. Blair, of record in Book 2298, page 317, Register's Office for Davidson County, Tennessee. The said Paul C. Harlan having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1996, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 2133, page 51, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 117 Beverly Drive (House Number) (Street) Madison, TN 37115 (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 27th day of August, 19 96.

Gladys G. Harlan
GLADYS G. HARLAN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10170 PG 154

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 GLADYS G. HARLAN, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 27th day of August, 19 96

My Commission expires:
11/28/98

Jo Ann Smith
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

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

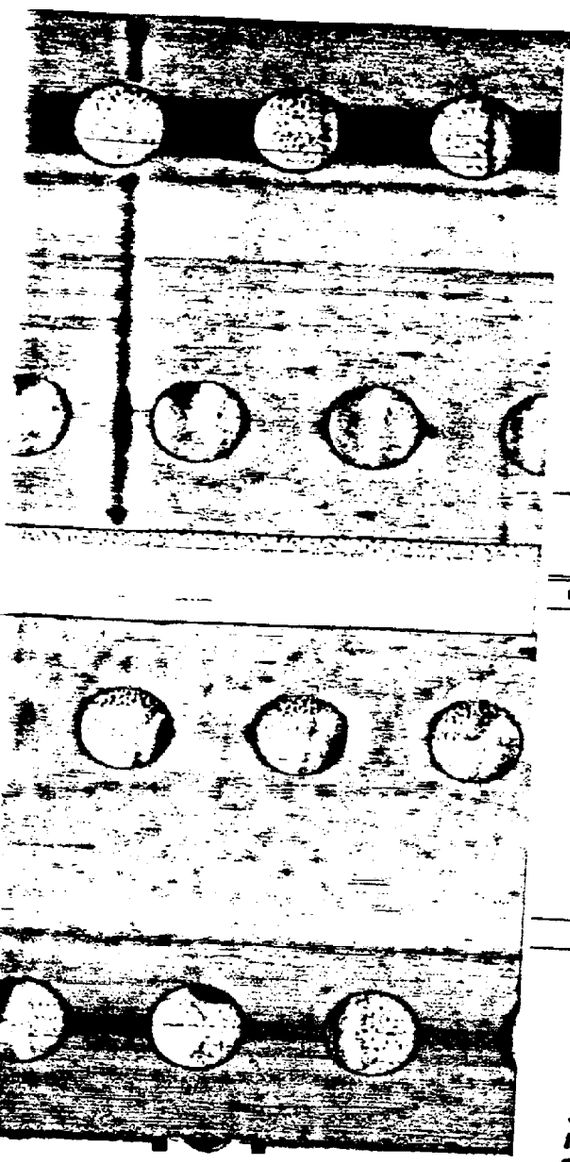
96 AUG 28 AM 10:30
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

02189714

08/28/96 01:01 03CHECK

341.63



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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 155

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

08/28/96 01 10:34 0001 1748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02218974
IDENTIF. ↑ REFERENCE

95 AUG 28 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

No. 1024283