BOOK 10170 PG 219

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-8-17-B
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,200.00

Kyle A Vandeventer
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KYLE A. VANDEVENTER (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP 075-13
3851 Bonnacreek Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 118
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	FB #04D-32200

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, THOMAS A. LUIPERSBECK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KYLE A. VANDEVENTER AND WIFE, ERIKA L. VANDEVENTER

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. 295 on the Plan of Hermitage Hills, Section Three, as of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas A. Luipersbeck and wife, Nancy J. Luipersbeck, by Deed from Marsha C. Flippen McRight and husband, Michael W. McRight, of record in Book 7965, Page 942, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 58C, Page 1741, and in Docket No. 90D-3158, in Circuit Court for said County. The property was further conveyed to Thomas A. Luipersbeck by Quitclaim Deed from Nancy J. Luipersbeck, of record in Book 8270, Page 644, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

1305 08/28 0101 03CHECK 339.04

unimproved ( )
This is improved (X) property, known as 3851 Bonnacreek Drive, Hermitage, TN 37076
(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 27th day of August 1996

Thomas A. Luipersbeck

THOMAS A. LUIPERSBECK

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STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS A. LUIPERSBECK, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of August 19 96

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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_____.

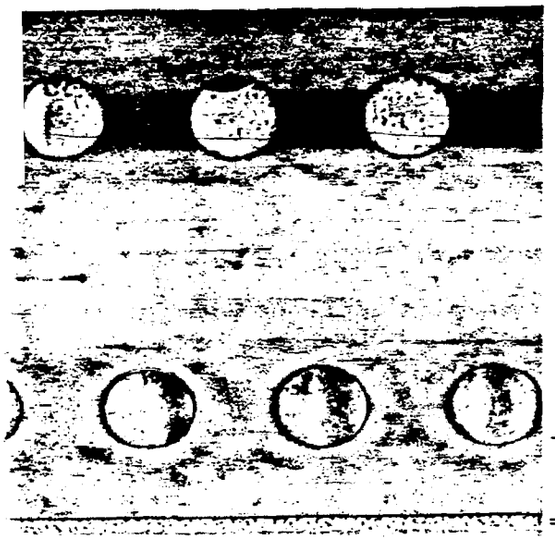
My commission expires _____

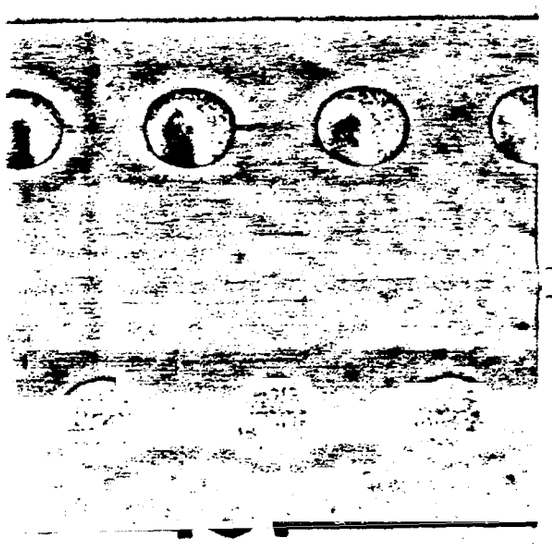
Notary Public

0218999
IDENTIF. & REFERENCE

96 AUG 28 PM 12:39
REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC





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

RECEIVED OF _____

FOR _____

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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 89200.00
				CON TX 330.04
				PRFEE 1.00
				WDEED 8.00
				TOTAL 339.04
				CHECK 339.04
08/28/96	01			12:43 0001 1805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218999
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024336