BOOK 10173 PG 423

File in Box No. 19-B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-8-46-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,958.68

Penny L Kreiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th 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
PENNY L. KREITER (NAME)	PRINCIPAL RESIDENTIAL MORTGAGE, INC (NAME)	MAP 162-13
941 Ilawood Drive (ADDRESS)	711 High Street, H-1 (ADDRESS)	PARCEL 198
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Des Moines, IA 50392-0760 (CITY) (STATE) (ZIP)	FB #05DU-72160

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, JAMES R. RYMAN, UNMARRIED, AS TO AN UNDIVIDED ONE-HALF INTEREST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PENNY L. KREITER, UNMARRIED

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. 64-A on the Plan of Lot 64, Zone Lot Division on the Plan of the Resubdivision of Lots 63 & 64 of Dreamland Estates Southeast, Section Two, as of record in Plat Book 6050, Page 226, as amended in Plat Book 6250, Page 750, being a replat of Plat Book 5200, Page 648, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James R. Ryman and Penny L. Kreiter, both unmarried, by Deed from Deborah E. Freeman Springer, of record in Book 9448, Page 65, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6250, Page 750, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 941 Ilawood Drive, Nashville, TN 37211
(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 our hand s this 28th day of August 1996

James R. Ryman
JAMES R. RYMAN

Penny L. Kreiter
PENNY L. KREITER

DCTN01WC

BOOK 10173 PG 424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. RYMAN, UNMARRIED, AND PENNY L. KREITER, UNMARRIED

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 1996.

Commission expires July 24, 1999

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, executed 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_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires _____

Notary Public

Legal Continued from Page 1

executed by James R. Ryman and Penny L. Kreiter, both unmarried, to Community Mortgage Corporation, in the original principal amount of $72,096.00, of record in Book 9448, Page 68, Register's Office for Davidson County, Tennessee.

"PREPARED SOLELY AT THE DIRECTION OF AND BASED ON INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION."

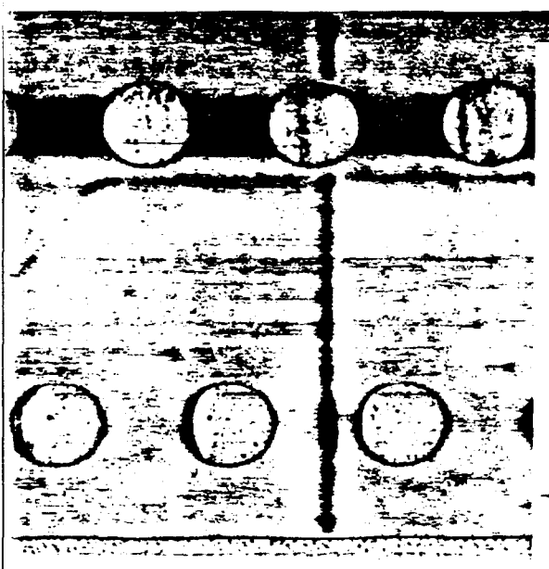
Penny L. Kreiter, unmarried, joins in the execution of this instrument in order to convey any interest she may have in the subject property necessary to create fee simple title solely in Penny L. Kreiter.

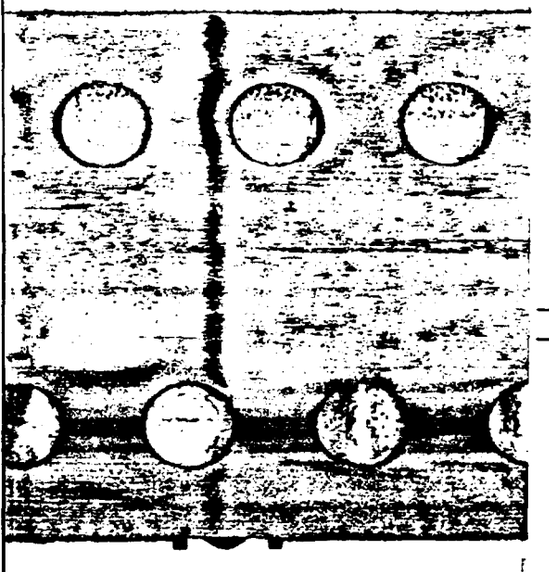
02199966
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2827 08/30 0101 03CHECK 271.55

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 425

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	70958.68
			CON TX	262.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	271.55
			CHECK	271.55

08/30/96 01 13:17 0001 2827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219966
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025345