BOOK 10210 PG 777

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $ 107,700.00

Carolyn Bauer
Affiant

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

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lovelle J. Eatherly
Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~ 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Bauer (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 75-8
697 Dutchmans Drive (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 228
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	4D-90697

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, Scott L. Steinmetz and wife, Holly M. Steinmetz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Bauer, 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:

BEING Lot No. 13, on the plan of Hunter's Hill, Section I, of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Scott L. Steinmetz and wife, Holly H. Steinmetz by deed from Gary R. Breuhand and wife, Jan Breuhan, of record in Book 8166, Page 855, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6215, Page 881 an amended by Book 6223, Page 335 and Book 6489, Page 932, Register's Office for said County.

Holly H. Steinmetz and Holly M. Steinmetz being one and the same person.

unimproved ( )
This is improved (X) property, known as 697 Dutchmans 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 our hand s this 27th day of September 19 96

Scott L. Steinmetz

Holly M. Steinmetz

BOOK 10210 PG 778

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 Scott L. Steinmetz and wife, Holly M. Steinmetz

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 Nashville, Tennessee, this 27th day of September, 19 96.

Commission expires May 24, 1997 11/22/97

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

OVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

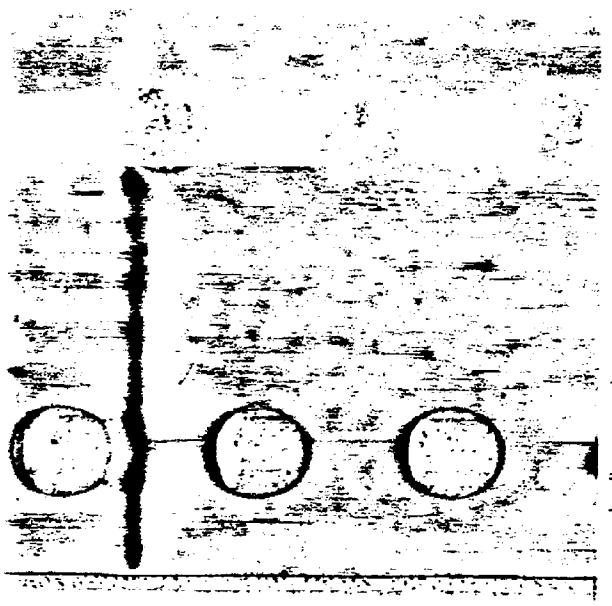
023164 6

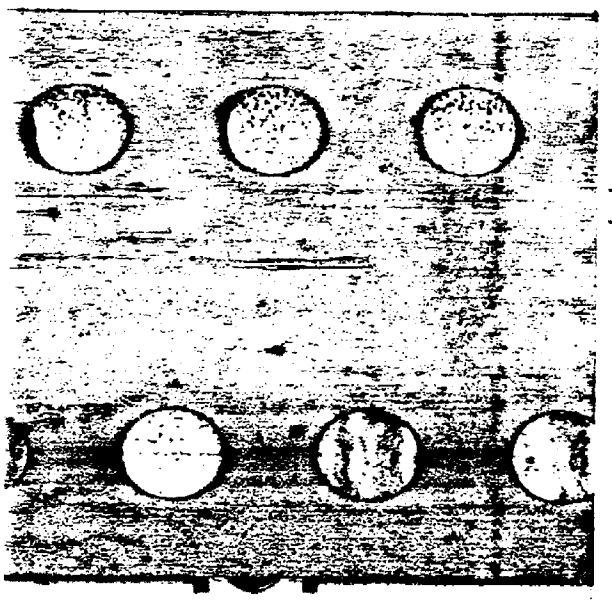
IDENTIF. & REFERENCE

96 OCT -2 AM 8:06

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5259 10/02 0101 03CHECK 407.49





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

RECEIVED OF _____

FOR _____

BOOK 10210 PG 779

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	
			107700.00	
			CON TX 398.49	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 407.49	
			CHECK 407.49	
10/02/96	01	08:07 0001	5259	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231646
IDENTIF. # REFERENCE

96 OCT -2 AM 8:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072346

No. [redacted]