BOOK 10259 PG 605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

NOTARY PUBLIC DEBRA W. MCKAE DAVIDSON COUNTY, TENNESSEE LARGE AT

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANNON AUDRA SCHRIEBER (NAME)	PHH MORTGAGE SERVICES CORP. (NAME)	MAP NO. 135.00
2247 SMITH SPRINGS ROAD (ADDRESS)	6000 ATRIUM WAY (ADDRESS)	PARCEL NO. 353
NASHVILLE, TENNESSEE 37217 (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, BUNYAN L. RUDD AND WIFE, CHARLOTTE RUDD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANNON AUDRA SCHRIEBER, 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. 1 on the Plan of PM Corbet Property not of record. See following Exhibit "A" for further legal description.

Being the same property conveyed to Bunyan L. Rudd and wife, Charlotte Rudd by deed from Zeki Arabaci and wife, Victoria Arabaci of record in Book 10089, page 571, Register's Office for Davidson County, Tennessee. Tract 1 on the above Deed was conveyed in error, correction of the error was recorded by Quitclaim Deed of record in Book 10192, page 463, and re-recorded in Book 10220, page 580, said Register's Office.

0246672
IDENTIF. ◄ REFERENCE

96 NOV 15 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1407 11/15 0101 03CHECK 257.20

This is improved (X) unimproved ( ) property, known as 2247 SMITH SPRINGS ROAD, NASHVILLE, TENNESSEE 37217
(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 4th day of November, 19 96

Bunyan L. Rudd By Charlotte Rudd Attorney In Fact
BUNYAN L. RUDD

Charlotte Rudd
CHARLOTTE RUDD

BOOK 10259 PG 606

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 BUNYAN L. RUDD AND WIFE, CHARLOTTE RUDD

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 4th day of November, 19 97.

Commission expires June 10, 1998

Notary Public

DEBRA WIGA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

EXHIBIT "A"

TRACT 2:

Being Lot No. 1 of the P. M. Corbet Property of record in Book ___, page ___. (not of record) Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2; thence with a line between said two lots, South 00 degrees 25' East 391.19 feet to aniron pin being the common rear corner of Lots 1 and 2; thence North 87 degrees 15' West 69.97 feet to an iron pin; thence North 00 degrees 25' West 391.74 feet to a concrete monument in the southerly margin of Smith Springs Road, Southy 86 degrees 48' East 70.00 feet to the point of beginning.

INCLUDED in the above described property but excepting therefrom the property conveyed to Metropolitan Government of Nashville & Davidson County, Tenessee by Gungor Eryasa, of record in Book 8353, page 305, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Eryasa and George W. Jewell said point being 19 feet south of centerline survey station 41+54 and proceeding as follows:

1. Southwardly with the common line of Eryasa and Jewel a distance of 6 feet to the new right-of-way line of Smith Springs Road; thence;

2. Westwardly with a line 25 feet south of and parallel to the centerline and a 3293.32 foot radius curve to the right a distance of 78 feet to a point on the common line of Eryasa and Donald W. Stephenson; thence;

3. Northwardly with the line between Eryasa and Stephenson a distance of 6 feet to a point on the existing south right-of-way line of Smith Springs Road that is 19 feet south of centerline survey station 40+74; thence,

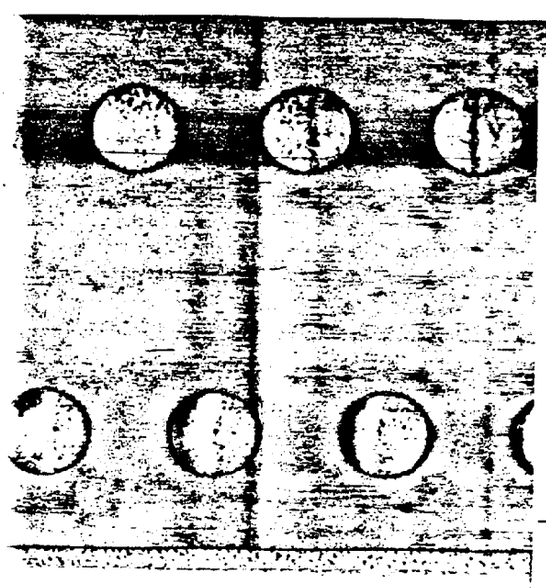
4. Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 78 feet to the point of beginning and containing 470 square feet or 0.01 acres, more or less.

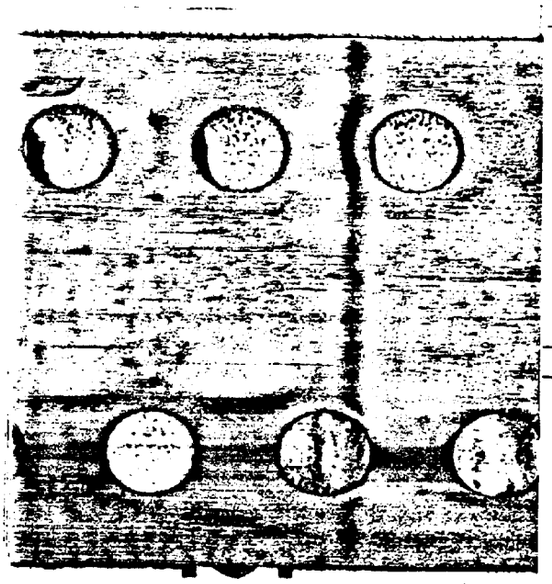
Being the same property conveyed to Zeki Arabaci, a married man, from Zeki Arabaci and wife, Victoria G. Arabaci by Quitclaim Deed of record in Book 9726, page 988, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10259 PG 607

9137 09/16 0101 03CHECK 12.00





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

RECEIVED OF _____

FOR _____

BOOK 10259 PG 608

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 12.00
TOTAL 257.20
CHECK 257.20

11/15/96 01 08:21 0001 1407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246672
IDENTIF. ↑ REFERENCE

96 NOV 15 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088290