Box 1

BOOK 10276 PG 775

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK T. BEAUDOIN and wife, KAREN JACKSON BEAUDOIN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto WILLIAM M. GWINN and wife, AMY N. GWINN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davdison County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Chatham Pointe of record in Plat Book 6900, page 444 through 447, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Patrick T. Beaudoin and wife, Karen Jackson Beaudoin by deed from Eugene Collins d/b/a Collins Builder, of record in Book 10120, page 336, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 7358, page 656 as amended and restated in Book 7538, page 792, further amended in Book 7599, page 812 and Book 8667, page 381; Homeowners Association Charter filed in Book 7597, page 977; and all matters as shown on the recorded plat.

96 DEC -2 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0251532
IDENTIF. & REFERENCE

This is improved property known as: **3404 Bridgeton Cove, Antioch, TN 37013**

TO HAVE AND TO HOLD the same 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 and 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 hands this 13 day of NOVEMBER, 1996

Patrick T. Beaudoin
Patrick T. Beaudoin

Karen Jackson Beaudoin
Karen Jackson Beaudoin

STATE OF MICHIGAN

COUNTY OF WAYNE

On this 13th day of NOVEMBER, 1996, before me personally appeared Patrick T. Beaudoin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Lori L Peterson
NOTARY PUBLIC

LORI L. PETERSON
Notary Public, Wayne County, MI
My Commission Expires Dec. 3, 2000

My Commission Expires:
DECEMBER 3, 2000

STATE OF MICHIGAN

COUNTY OF WAYNE

On this 13th day of NOVEMBER, 1996, before me personally appeared Karen Jackson Beaudoin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Lori L Peterson
NOTARY PUBLIC

Notary Public, Wayne County, MI
My Commission Expires Dec. 3, 2000

My Commission Expires:
DECEMBER 3, 2000.

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 123,000.00.

Jennifer Davenport
Affiant

Subscribed and sworn to before me this 26th day of November, 1996

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

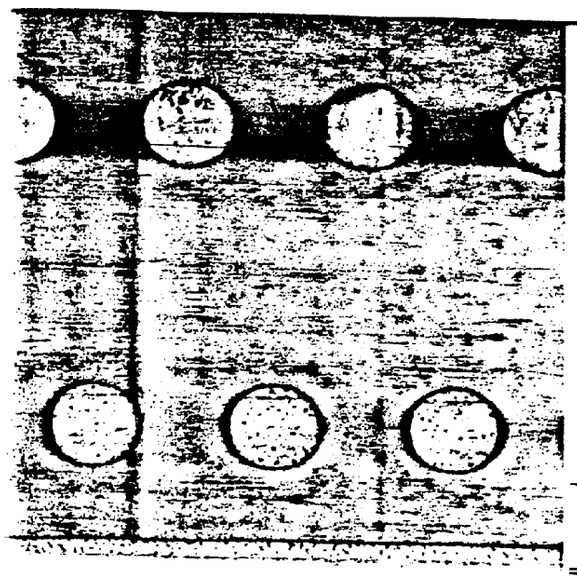
Lori Holloway
Notary Public

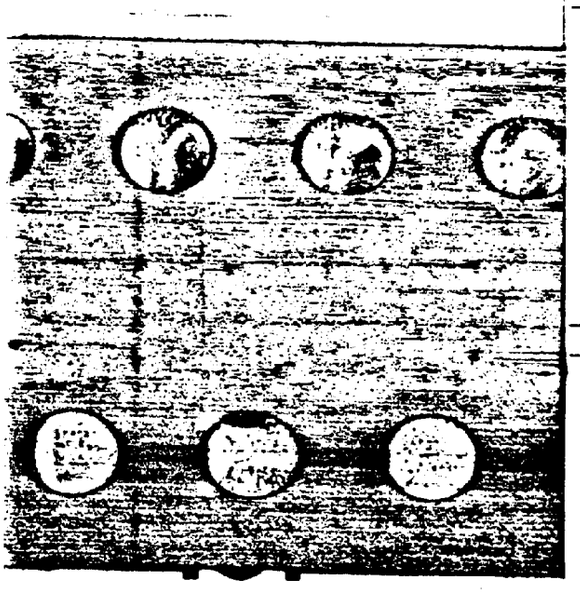
My Commission Expires:

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
William M. Gwinn	PHH US Mortgage Corporation	Map: 151-1
3404 Bridgeton Cove	6000 Atrium Way	Group: A
Antioch, TN 37013	Mt. Laurel, NJ 08054	Parcel: 78

0365 12/02 0101 03CHECK 464.10





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

RECEIVED OF _____

FOR _____

BOOK 10276 PG 777

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	
				123000.00
			CON TX	455.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	464.10
			CHECK	464.10
12/02/96	01		15:41 0001	0765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251532
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093439