BOOK 10279 PG 599

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38382
Dav. Co. File: Box 8

96 DEC -4 AM 9:44
REGISTER
DAVIDSON COUNTY, TN.

0252422
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Scott Fogle 801 Montrose Avenue Nashville, Tennessee 37204	PHH Mortgage Services Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 118-2-8.03

1787 12/04 0101 03CHECK 304.63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Bilyeu, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Scott Fogle, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being all of Lot No. 5 on the Map of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 81 feet on the southerly side of Montrose Avenue and runs back between lines 189 feet on the westerly side and 185.7 feet on the easterly side to a broken rear line which, beginning where said rear line meets the westerly line, runs in an easterly direction 36 feet to the westerly margin of Kirkman Avenue, there along the margin of Kirkman Avenue 24 feet in a northerly direction and 44 feet in an easterly direction to the northwesterly corner of the intersection of Kirkman Avenue and an alley.

BEING the same property conveyed to Mark Bilyeu by deed from Pauline Wilson, as administrator of the estate of Trina D. Johnson of record in Book 1069, Page 105, Register's Office for Davidson County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Janine Bilyeu, spouse of Mark Bilyeu, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 801 Montrose Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of November, 1996.

Mark Bilyeu **Janine Bilyeu**

State of Tennessee
County of Davidson

On this 27th day of November, 1996, before me the undersigned authority, personally appeared **Mark Bilyeu and Janine Bilyeu**, 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 the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

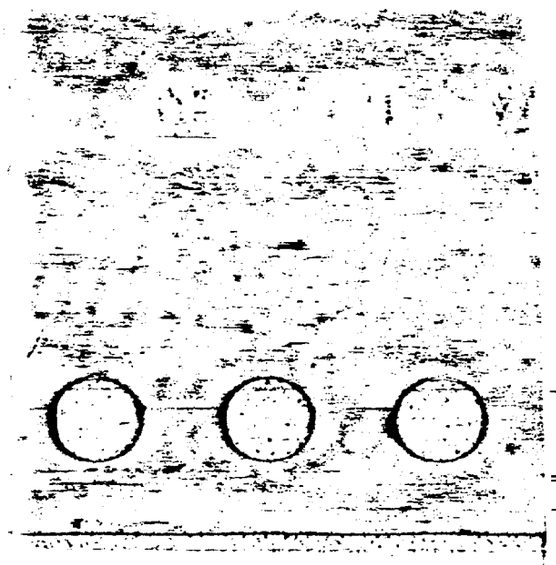
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79900.00

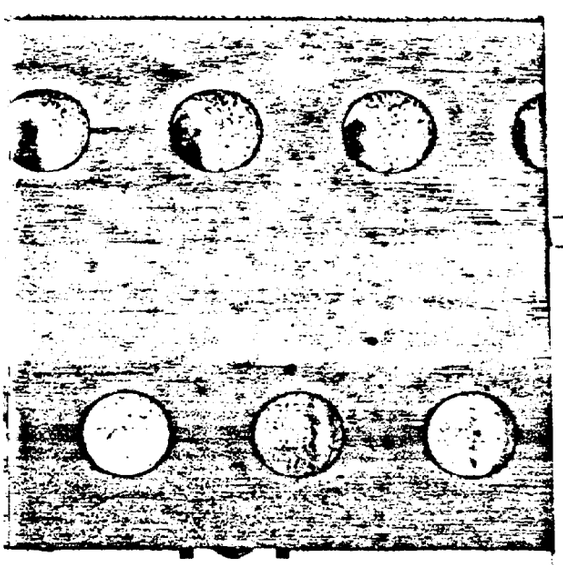
Affiant

Sworn and subscribed before me on the 27th day of November, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99





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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

12/04/96 01 09:47 0001 1787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252422
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 10944