AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX #35
FILE #00280504

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 280504

BOOK 10320 PG 19

LIMITED
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Federal Home Loan Mtg. Corporation c/o PRUDENTIAL ASSET RECOVERY Enterprise Towers Two Corporate Drive Shelton, CT 06484	NEW OWNERS	Map 83-5 Parcel 82
(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (ZIP)	(NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Chase Manhattan Mortgage Corporation *have this day bargained and sold, and do hereby transfer and convey unto the said* Federal Home Loan Mortgage Corporation *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Baxter's Eastwood Place of record in Book 421, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the south side of Chickamauga Avenue and runs back between parallel lines 195.4 feet on the east side and 190.8 feet on the west side to an alley in the rear, and measures 50.2 feet on said alley.

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Deed from Michael J. Philbin, Successor-Trustee, of record in Book 10139, page 542, said Register's Office.

STATE OF Tennessee
COUNTY OF Williamson
Subscribed and sworn to before me this the 10th *day of* January *19* 97

The actual consideration or value whichever is greater, for this transfer is $34,500.00

Affiant

My commission expires: April 14, 1997
(Affix Seal)

Notary Public Mary B. Simmons

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property, known as 1040 Chickamauga Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 this 10th *day of* January, *19* 97, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHASE MANHATTAN MORTGAGE CORPORATION

BY: Lynne L. Lennington
Lynne L. Lennington
Its: Assistant Manager

BY: Peter A. Smith
Peter A. Smith V.P.
Its:

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, ELAIN VORWERK, a Notary Public in and for said County and State, PETER A. SMITH & LYNNE L. LENNINGTON, the within named bargainor _____, 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 _____, this 3rd day of January, 1997.

ELAINE S. VORWERK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 17, 1998

Elaine Vorwerk
Notary Public

My Commission Expires: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the Chase Manhattan Mortgage Corporation, the within named bargainor, a corporation, and that _____he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and official seal, at office in _____, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

4894 01/15 0101 03CHECK 8.00

0264244
IDENTIF. ↑ REFERENCE

97 JAN 15 AM 11:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.