File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10391 PG 643
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Bathen (NAME)	PHH Mortgage Services Corp. (NAME)	27W-23770
1425 Greenwood Avenue (ADDRESS)	6000 Atrium Way (ADDRESS)	MAP 83-2
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Mt. Laurel, New Jersey 08054 (CITY) (STATE) (ZIP)	PARCEL 37

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, Danny Keith Ellis and wife, Janet Bray Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Bathen

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 the easterly 55 feet of the westerly 116 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 55 feet on the northerly margin of Greenwood Avenue and runs back between parallel lines, 200 feet to a dead line in the rear, measuring 55 feet thereon.

Being the same property conveyed to Danny Keith Ellis, unmarried by Quitclaim Deed from Resource2, Inc. of record in Book 10381, Page 39, and by Warranty Deed from Timothy L. Johnson of record in Book 10381, Page 41, Register's Office, Davidson County, Tennessee. Timothy L. Johnson and Timothy Lee Johnson is one in the same person. Jahet Bray Ellis herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

unimproved ( )
This is improved (X) property, known as 1425 Greenwood Avenue, Nashville, TN 37206
(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 20th day of March 19 97

Danny Keith Ellis

Danny Keith Ellis

Janet Bray Ellis

Janet Bray Ellis

BOOK 1039 PG 644

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 Danny Keith Ellis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Nashville, Tennessee, this 21st day of March 19 97.

Commission expires 3-21-98

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

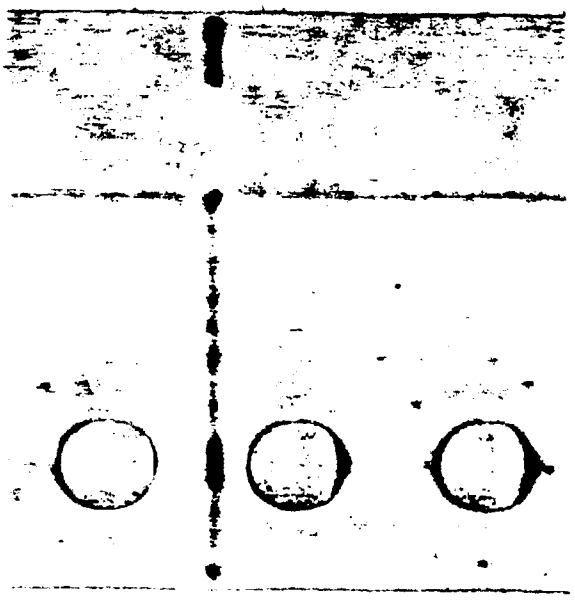
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet Bray Ellis the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1997.

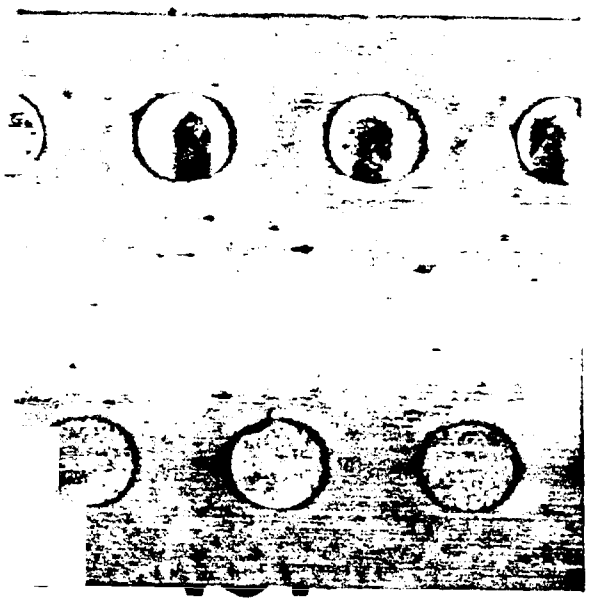
Deborah B. Schmidt
NOTARY PUBLIC

My Commission Expires:

9-27-97

0086909





OFFICIAL RECEIPT 1

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10391 PG 645

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
			CART	92000.00
			CON TX	336.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	345.70
			CHECK	345.70
03/25/97	01		15:57 0001	1308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0286909
IDENTIF. # REFERENCE

97 MAR 25 PM 3:53

DAVIDSON CO. TN.

No. 1131604