0288225

IDENTIF. ↑ REFERENCE

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: 38606
Dav. Co. File: Box 8

97 MAR 31 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith A. Kretzmeier Jenny M. Kretzmeier 3104 Hunters Hill Road Nashville, Tennessee 37214	PHH Mortgage Services Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 84-08-120

BOOK 10395 PG 286

WARRANTY DEED

2702 03/31 0101 03CHECK 397.50

FOR AND IN CONSIDERATION of the sum of **$ 105000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon D. Ralph, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith A. Kretzmeier and spouse, Jenny M. Kretzmeier,** 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 Lot No. 118 on the Plan of Knob Section, Lincoya Hills of record in Plat Book 2331, Page 6, Register's Office for said County.

SAID Lot No. 118 fronts 125 feet on the northeasterly margin of Hunter's Hill Road and extends back 132.0 feet on the southeasterly line and 149 feet on the northwesterly line to a broken line in the rear, measuring 176.0 feet thereon.

BEING the same property conveyed to Sharon D. Ralph by deed from Edwin G. Robinson and wife, Jennifer C. Robinson of record in Book 6569, Page 823, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 3104 Hunters Hill Road, Nashville, Tennessee 37214

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 28th day of March, 1997.

Sharon D. Ralph

Sharon D. Ralph

BOOK 10395 PG 287

State of Tennessee
County of Davidson

On this 28th day of March, 1997, before me the undersigned authority, personally appeared **Sharon D. Ralph**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

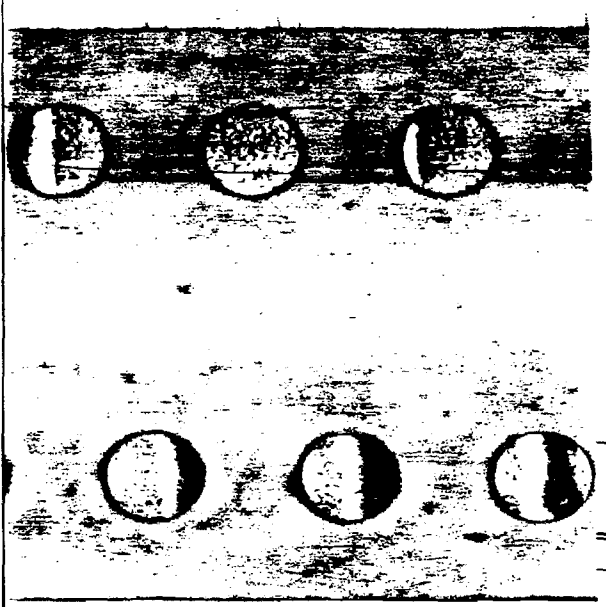
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Jenny M. Krutzmeier
Affiant

Sworn and subscribed before me on the 28th day of March, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

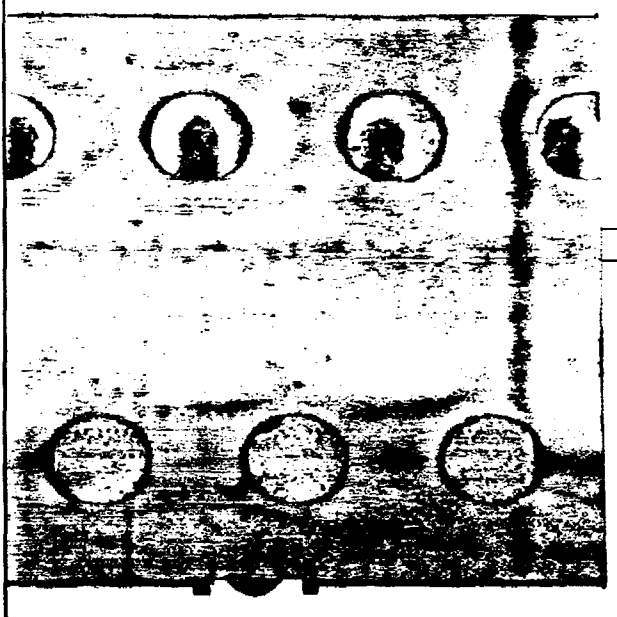
RECEIVED OF _____

FOR _____

BOOK 10395 PG 288

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
03/31/97 01 0714 0001 2702

0288225
IDENTIF. # REFERENCE

97 MAR 31 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132983