Mail to:

JACK CASE WILSON
ATTORNEY-AT-LAW
P. O. BOX 3451
BRENTWOOD, TN 37024-3451

WARRANTY DEED

BOOK 10401 PG 109

File No: 00282276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda K. Funk	PHH Mortgage Services Corp.	Map 161-11
[NAME]	[NAME]	
520 Tobylynn Drive	6000 Atrium Way	Parcel 081
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Mt. Laural, NJ 08054	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Samuel T. Ledbetter and wife, Jane T. Ledbetter

have this day bargained and sold, and do hereby transfer and convey unto the said Linda K. Funk, Unmarried and Bruce G. Bennett, Unmarried as joint tenants with the right of survivorship.

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

4314 04/02 0101 03CHECK 450.34

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 118,200.00

Subscribed and sworn to before me, this the 26th day of March, 19 97

Affiant

My Commission Expires: ~~11/10/97~~ 5/16/98
[Affix Seal]

Notary Public ~~Linda Y. Jones~~

unimproved ( )
This is improved (X) property known as 520 Tobylynn Drive, Nashville, TN 37211
[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 covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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.

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 hands this 26TH day of MARCH, 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.

Samuel T. Ledbetter

Jane T. Ledbetter,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Samuel T. Ledbetter and wife, Jane T. Ledbetter

the within named bargainor(s), 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 Williamson COUNTY, Tennessee, this 26th day of March, 1997.

Linda V. Jones
Notary Public
Linda V. Jones

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, 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 _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 10401 PG 111

Land in Davidson County, Tennessee, being Lot No. 316 on the plan of Section Four, Huntington Park, of record in Book 4460, page 74, Register's Office for said County.

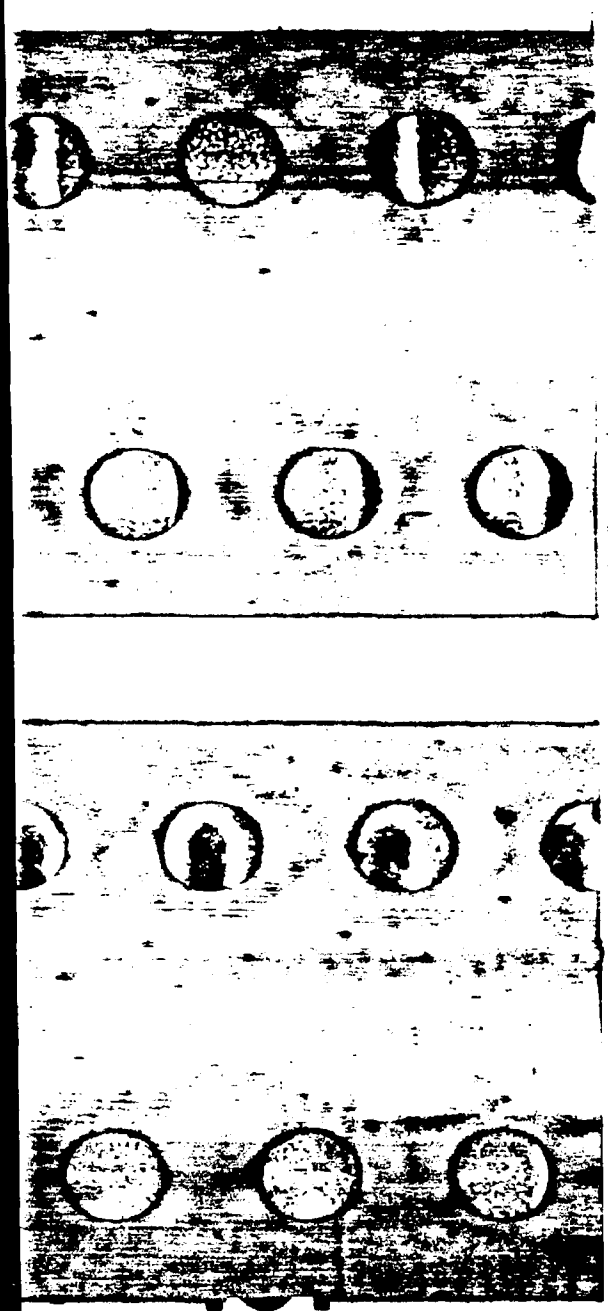
Said Lot No. 316 fronts 68.0 feet on the northeasterly margin of Tobylynn Drive and extends back 179.4 feet on the northwesterly line and 157.55 feet on the southeasterly line to a dead line in the rear, measuring 105.39 feet thereon.

Being the same property conveyed to Samuel T. Ledbetter and wife, Jane T. Ledbetter, by Warranty Deed from K. Stephen Combs, Jr. and Mary Lucille Combs, now known as Mary L. Mott, of record in Book 6375, page 688, Register's Office for Davidson County, Tennessee.

02089797
IDENTIFICATION REFERENCE

97 MAR -2 AM 11:05
DAVIDSON COUNTY, TN.

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10401 PG 112

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 118200.00

CON TX	437.34
PRFEE	1.00
WDEED	12.00
TOTAL	450.34
CHECK	450.34

04/02/97 01 11:08 0001 4314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289797

IDENTIF. # REFERENCE

97 APR -2 AM 11:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134576