BOOK 10402 PG 336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emory Bowen, Jr. (NAME)	PHH US Mortgage Corporation (NAME)	MAP 16
2466 Union Hill Road (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 93
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

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, Steven P. Waters and wife, Alice J. Waters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emory Bowen, Jr. and wife, Roberta W. Bowen

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 Lot No. 1, on the plan of Edward G. Bracy, Jr., of record in Book 4470, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING at a point in the northeasterly margin of Union Hill Road, said point being 2,100 feet more or less southeasterly from Ridgewood Road, thence, north 58 deg. 00' E 395.0 feet to a point, thence south 32 deg. 39' E 221.7 feet to a point, thence south 58 deg 00' W 395.0 feet to point in the northeasterly margin of Union Hill Road, thence with the northeasterly margin of Union Hill Road North 32 deg. 39' West 221.7 feet to the point of beginning.

BEING the same property conveyed to Steven P. Waters and wife, Alice J. Waters by deed from Edward Grigsby Bracy, Jr. and wife, Hazel Walker Bracy of record in Book 5253, Page 153, Register's Office for said County.

97 MAR -2 PM 2:28
DAVIDSON COUNTY, TN

0290065
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2466 Union Hill Road, Goodlettsville, TN 37072
(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 31st day of March 19 97

Steven P. Waters
Steven P. Waters

Alice J. Waters
Alice J. Waters

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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 Steven P. Waters and wife, Alice J. Waters

the 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 Nashville, Tennessee, this 31st day of March, 19 97.

Commission expires May 24, 1997

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

4587 04/02 0101 03CHECK 517.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

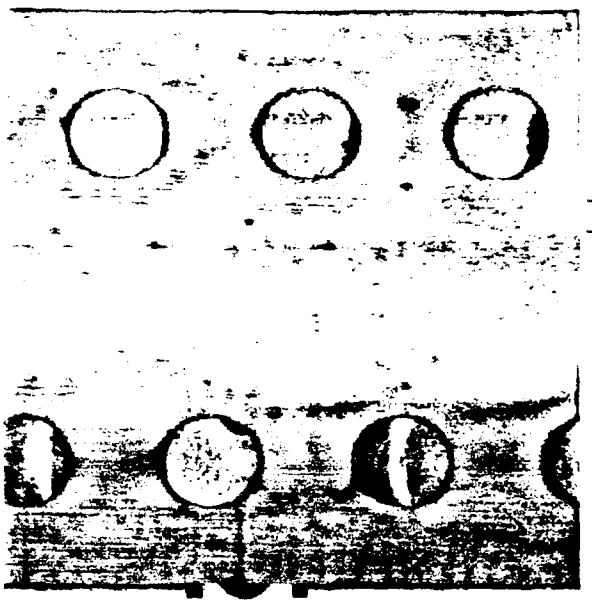
RECEIVED OF _____

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 137500.00

CON TX 508.75

PRFEE 1.00

~~MREED 8.00~~

~~TOTAL 517.75~~

CHECK 517.75

04/02/97 01 14:29 0001 4587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0290065

97 APR -2 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134845