19-B.

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON 12437 PG 849

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,150.00

Margaret M Morel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES 7-24-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret McNairy Morel (NAME) | PHH Mortgage Service Corp. (NAME) | 131-1-D-174.00CO |
| 5025 Hillsboro Road (ADDRESS) | 6000 Atrium Way (ADDRESS) | 7DA-76373 |
| Nashville, TN 37215 (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, M. Helene Waldo Dean and husband, Charles Bradford Dean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret McNairy Morel

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:

A certain condominium apartment in Davidson County, Tennessee, BEING Unit No. 174 also known as Unit No. 20-H on the Plan of Georgetown Condominiums, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to M. Helene Waldo, a single person, by deed from Catherine B. McMahan, a single person, of record in Book 9299, page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed and By-Laws of record in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516; Plan of record in Book 5200, page 4; all in the Register's Office for Davidson County, Tennessee.

Charles Bradford Dean joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of M. Helene Waldo Dean.

unimproved ( )
This is improved ( X ) property, known as 5025 Hillsboro Road, Nashville, TN 37215
(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 30th day of April 19 97

M. Helene Waldo Dean
M. Helene Waldo Dean

Charles Bradford Dean
Charles Bradford Dean

BK/10437PG850

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 M. Helene Waldo Dean and husband, Charles Bradford Dean

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 Brentwood, Tennessee, this 30th day of April, 19 97.

Commission expires 9/22/2000

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2000

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 _____ 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

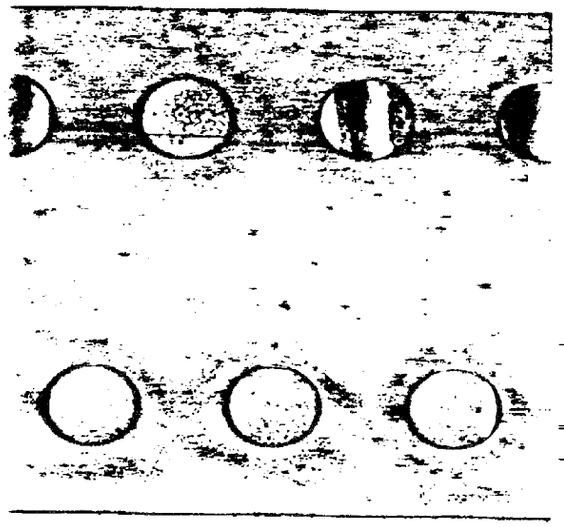
5943 05/01 0101 03CHECK 349.95

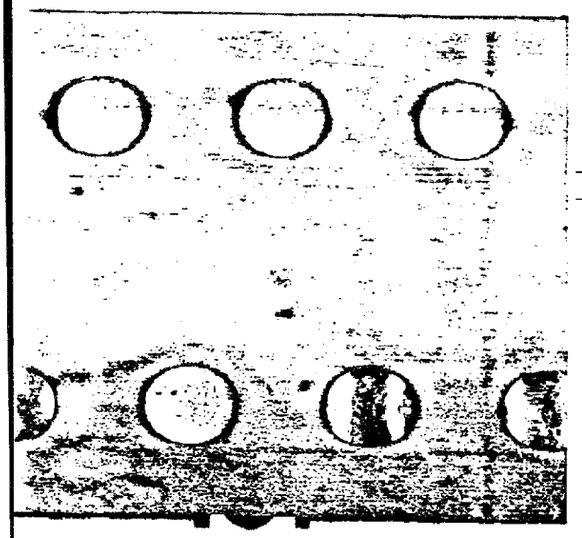
0300265

IDENTIFICATION

97 MAY -1 PM 2:50

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10437 PG 851

| | | |
|---|---|---|
| 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 | 92150.00 |
| CON TX | 340.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 349.95 |
| CHECK | 349.95 |

05/01/97 01 14:54 0001 5943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300266
IDENTIF. & REFERENCE

97 MAY -1 PM 2:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.**1146028