#58

WARRANTY DEED

BOOK 10458 PG 206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 4/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade O. Armistead (NAME)	PHH Mortgage Services Corp (NAME)	MAP 160-12
1104 Seven Springs Court (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 208
Brentwood, TN 37027 (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, Golda M. Fortenberry Family Trust, Phillip D. Fortenberry, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade O. Armistead and Laura E. McMillan, both unmarried

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:

Land in Davidson County, Tennessee being Lot No. 242-A on the Plan of Revised Phase 6, Hearthstone, of record in Book 6250, page 994 and revised in Book 6900, page 254, and 255, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Golda M. Fortenberry by deed from Radnor Homes, Inc. by instrument of record in Book 7491, page 850, Register's Office for Davidson County, Tennessee and further quitclaimed to Golda M. Fortenberry Family Trust by quitclaim deed by instrument of record in Book 8436, page 690, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5409, 485, Book 6917, page 575, and Book 7053, page 982, Register's Office for Davidson County, TN.

Plan of record in Book 6250, page 994, and revised in Book 6900, page 254 and 255, said Register's Office, shows an Owner's Certificate, certain notes,

CONTINUED

This is improved (X) unimproved ( ) property, known as 1104 Seven Springs Court, Brentwood, TN 37027
(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 my hand this 15th day of May 19 97

Golda M. Fortenberry Family Trust
Phillip D. Fortenberry, Trustee

T. Fred Fortenberry, Beneficiary

Herman W. Fortenberry, Beneficiary

Phillip D. Fortenberry, Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip D. Fortenberry, T. Fred Fortenberry, Herman W. Fortenberry

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ____ Tennessee, this 15th day of May 19 97.

Commission expires 11/20/97

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 WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said State and County, Phillip D. Fortenberry, Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of May, 1997.

My commission expires: 11/20/97

Notary Public

2385 05/19 0101 03061 63 77.50

97 MAY 19 PM 12:48
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

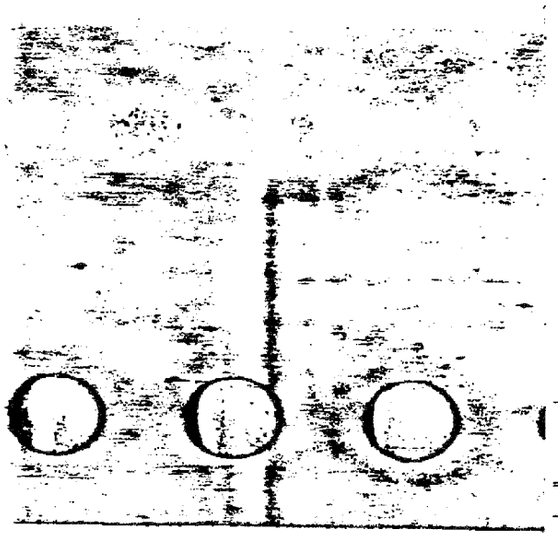
IDENTIF. & REFERENCE

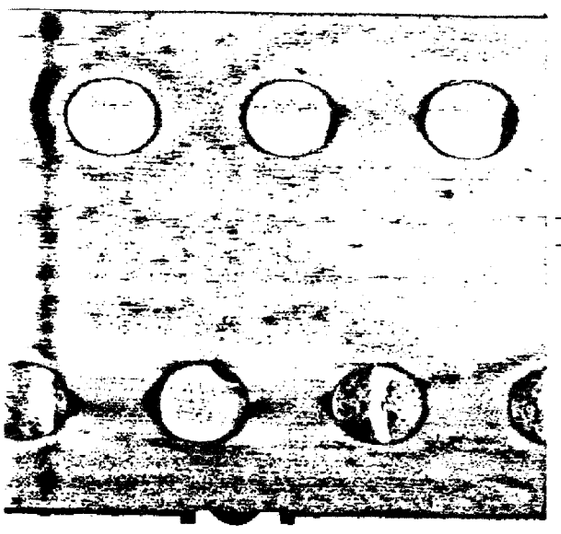
03061 63

LEGAL DESCRIPTION CONTINUATION

easements and setback lines.

Phillip D. Fortenberry, T. Fred Fortenberry, and Herman W. Fortenberry join in this transaction to convey any and all interests as beneficiaries they may have in subject property.





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

RECEIVED OF _____

FOR _____

BOOK 10458 PG 209

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
206000.00
CON TX 762.20
PRFEE 1.00
WDEED 12.00
TOTAL 775.20
CHECK 775.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306163
IDENTIF. # REFERENCE

97 MAY 19 PM 12:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 115