BOOK 10510 PG. 35 Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct 9 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Dean C Germain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean C. Germain	GMAC Mortgage Corporation of P.A.	151-1A-15
(NAME)	(NAME)	
3757 Waterford Way	8360 Old York Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Elkins Park,Pennsylvania 19117-1590	
(CITY) (STATE) (ZIP)	(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, **TRACY C. SMITH AND WIFE STEPHANIE R. SMITH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN C. GERMAIN, 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. 15 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 thru 447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tracy C. Smith and wife Stephanie R. Smith by deed of record in Book 8032, Page 217, Register's Office for Davidson County, Tennessee. 0851 06/30 0101 03CHECK 441.53

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 3757 Waterford Way, Antioch, TN 37013
(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 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/our hand(s) this 27th day of June, 1997.

6/27/97
Tracy C. Smith

6/27/97
Stephanie R. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Tracy C. Smith and wife Stephanie R. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of June, 1997

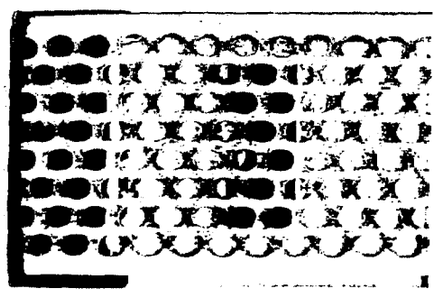
My commission expires October 9, 1999

Lori Holloway
Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct 9, 1999

97 JUN 30 PM 12:43
FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0321118



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

BOOK 10510 PG 36

RECEIVED OF _____

FOR _____

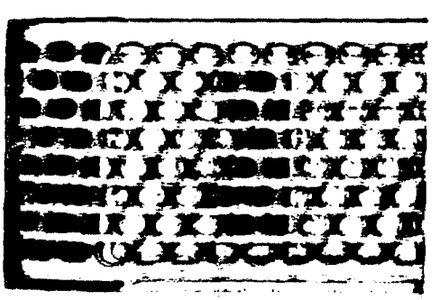
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 116900.00
CON TX 432.53
PRFEE 1.00
WDEED 8.00
TOTAL 441.53
CHECK 441.53

06/30/97 01 12:46 0001 8831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321118
IDENTIF. & REFERENCE

97 JUN 30 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168428