BOOK 10582 PG 492

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,500.00

Mark W. Daugherty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 97

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1998

Notary Public

MY COMMISSION EXPIRES: 3-27-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark W. Daugherty (NAME)	PHH Mortgage Services (NAME)	172-12-B-90.00
1612 Roundhill Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	06D-77743
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Mt. Laurel, New Jersey 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, Michael J. Callahan and wife, Deborah I. Callahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark W. Daugherty and wife, Jennie S. Daugherty

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, TN, BEING Lot No. 399 on the Plan of Section Six, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 290, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael J. Callahan and wife, Deborah I. Callahan, by deed from Claridge Builders, Inc., of record in Book 8937, Page 249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 6, amended in Book 7900, page 290; Declaration of covenants, conditions, and restrictions of record in Book 8069, page 170, and Book 8374, page 591; By-Laws of record in Book 8071, page 531; Charter in Book 8071, page 520; Open-space for common area in Book 8154, page 304; Deeds of conveyance in Book 8377, page 769, Book 8377, page 808, and Book 8614, page 874 all of record in the Register's Office for Davidson County, Tennessee.

97 AUG 26 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0341547
IDENTIF. ↑ REFERENCE

unimproved ( )
is improved (X) property known as 1612 Roundhill Drive, Nashville, TN 37211
(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 22nd day of August 19 97

Michael J. Callahan

Deborah I. Callahan

Deborah I. Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10582 PG 493

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Callahan and wife, Deborah I. Callahan

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 22nd day of August, 19 97

Commission expires 3-27-99

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Michael J. Callahan and wife,
Deborah I. Callahan

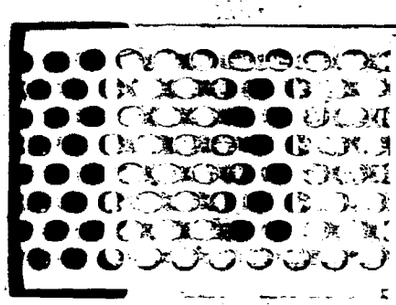
TO

Mark W. Daugherty and wife,
Jennie S. Daugherty

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

1149 08/26 0101 03CHECK 565.85



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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 494

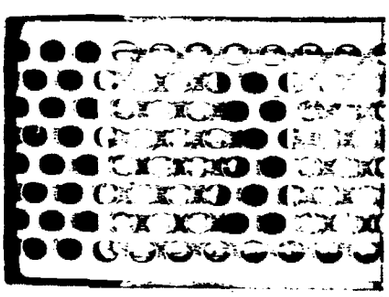
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	150500.00
CON TX	556.85
PRFEE	1.00
WDEED	8.00
TOTAL	565.85
CHECK	565.85

08/26/97 01 16:00 0001 1149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034154.7
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190667