FILE BOX 45

WARRANTY DEED

BOOK 10733 PG 320

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 24, 2001 (AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

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
Keith Poynor (NAME)	PHH US Mortgage Services (NAME)	MAP 121-4-A
515 Williamsburg Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 15 CO
Nashville, TN 37214 (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, Vanessa J. Travis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Poynor and wife, Stephanie Poynor

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 a certain condominium unit located in Davidson County, Tennessee, being Unit 15, on the plan of Phase II of Williamsburg Condominiums, as of record in Book 6900, Page 266, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Vanessa J. Travis by deed from Joan L. Beatty Sircy, of record in Book 8590, Page 398, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7114, Page 463; Book 8604, Page 750; Book 7328, Page 809; and Book 7185, Page 930, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 7114, Page 443; Book 7114, Page 452; Book 7210, Page 948; and Book 7381, Page 458, said Register's Office.

unimproved ( )
This is improved (X) property, known as 515 Williamsburg Drive, Nashville, TN 37214
(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 19th day of December 19 97

Vanessa J. Travis

BOOK 10733 PG 321

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 Vanessa J. Travis

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

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

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

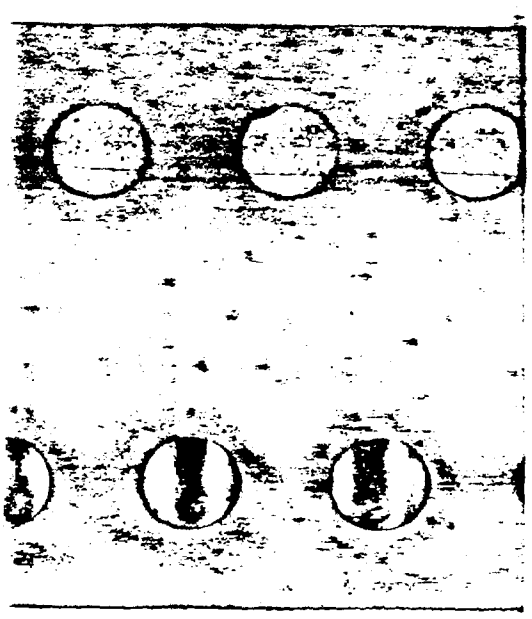
97333500

97 DEC 23 PM 3:28

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4876 12/23 0101 03CHECK 30.00

Page 2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

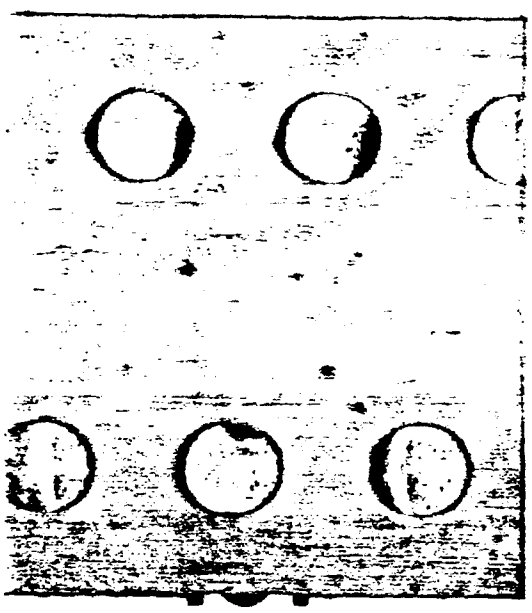
RECEIVED OF _____

FOR _____

BOOK 10733 PG 322

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	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

12/23/97 01 15:30 0001 4876
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383500
IDENTIFICATION REFERENCE

97 DEC 23 PM 3:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1235590