This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00285301

BOX

BOOK 10823 PG 591

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JON BRENER	PHH MORTGAGE SERVICES CORPORATION	Field Book 09D81264
(NAME) 8476 INDIAN HILLS DRIVE	(NAME) 6000 ATRIUM WAY	Map 155-10-A
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37221	(STREET ADDRESS) MT. LAUREL, NJ 08054	Parcel 100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Scott A. Collen and wife, Melinda W. Collen *have this day bargained and sold, and do hereby transfer and convey unto the said* JON BRENER and PATRICIA BRENER *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 103, McCrory Trace Estates, of record in Plat Book 6900, pages 720 through 723, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott A. Collen and wife, Melinda W. Collen, by deed from Timothy W. Howard and wife, Elizabeth J. Howard, of record in Book 9498, page 59, said Register's Office for Davidson County, Tennessee.

1224 03/04 0101 03CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 176,900.00

Subscribed and sworn to before me this the 27th *day of* FEBRUARY *19* 98

Affiant

NOTARY PUBLIC
My commission expires AT LARGE 4/22/2001
(Affix Seal)
WILLIAMSON COUNTY

Notary Public

This is unimproved ( ) property, known as improved (X) 8476 Indian Hills Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 this 3 *day of* FEBRUARY, *19* 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Scott A. Collen

Melinda W. Collen

Melinda W. Collen

BOX 1

STATE OF TENNESSEE
COUNTY OF SHELBY

BOOK 10823 PG 592

Personally appeared before me, JEFFREY N. McILVAIN, a Notary Public in and for said County and State, ~~Scott A. Colleen~~ Scott A Collen and Melinda W. Collen, the within named 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 FIRST TENNESSEE BANK, this 3 day of FEBRUARY, 19 98.

MY COMMISSION EXPIRES MAY 23, 2000

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, JEFFREY N. McILVAIN, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in FIRST TENNESSEE BANK, this 3 day of FEB., 1998

MY COMMISSION EXPIRES MAY 23, 2000

Notary Public

My Commission Expires: _____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 7241, page 597, and amended in Book 7576, page 846, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 6900, pages 720 through 723, in said Register's Office.

4. By-laws of record in Book 7576, page 831, in said Register's Office.

5. Surveyor's Certificate of Correction of record in Book 7825, page 429, in said Register's Office.

6. Subject to rights of others in and to the common areas/elements.

7. Quit Claim Deed for open space and common areas to McCrory Trace Homeowners Association of record in Book 7820, page 342, and re-recorded in Book 8013, page 698, of said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10823 PG 593

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR -4 PM 4:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0408078

IDENTIF. # REFERENCE

No. 1261655