PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10827 PG 114

W & I Ref: (fh) Title No: 39719
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann L. Bohannon 303 Hancock Street Nashville, TN 37207	PHH Mortgage Services Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 82-07-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 42,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eldon R. Spraker III, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ann L. Bohannon, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 33 on the Map of East Nashville Real Estate Company's Plan of record in Plat Book 57, page 11, said Register's Office.

SAID Lot No. 33 fronts 50 feet on the northerly margin of Hancock Street and extends back between parallel lines 176 feet to a 16 foot alley in the rear.

BEING the same property conveyed to Eldon R. Spraker, III, by deed from Mary L. Solomon and husband, William H. Solomon, III, of record in Book 9009, page 257, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 303 Hancock Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 1998.

Eldon R. Spraker III

BOOK 10827 PG 115

State of Tennessee
County of Davidson

On this 5th day of March, 1998, before me the undersigned authority, personally appeared **Eldon R. Spraker III**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 09/29/2001

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 42,000.00

Affiant

Sworn and subscribed before me on the 5th day of March, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0409052
IDENTIF. # REFERENCE
98 MAR -6 PM 1:48
REGISTER
DAVIDSON COUNTY, TN

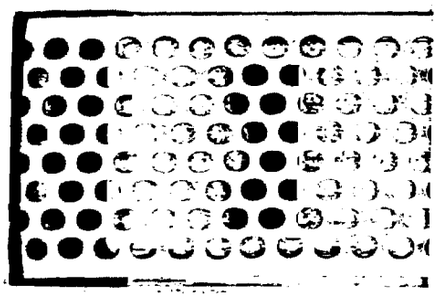
2276 03/06 0101 CHECK

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10827 PG 116

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT 40000.00
SPV TX 155.40
PRFEE 1.00
CHECK 184.40

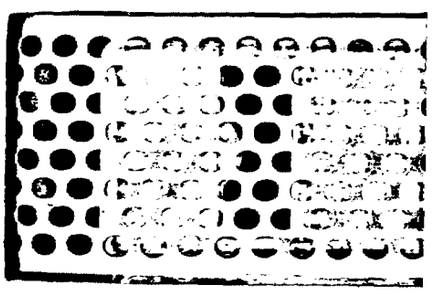
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/98 01 13147 0001 2276

0409052
IDENTIF. ↑ REFERENCE

98 MAR -6 PM 1:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



No. 1262683