BOOK 10904 PG 619

Book

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/27/98.

Notary Public

MY COMMISSION EXPIRES:

(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
William H. Howell	PHH Mortgage Services Corporation	135-16A-54
(NAME)	(NAME)	
2608 Ravine Drive	6000 Atrium way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Mt. Laurel,New Jersey 08054	
(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, **RICHARD T. DUEMLER AND WIFE BARBARA H. DUEMLER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. HOWELL AND WIFE PAMELA HOWELL** 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. 81 on the Plan of Subdivision of Tracts 8,9, 10 of Nashboro Village of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard T. Duemler and wife, Barbara H. Duemler by deed of record in Book 7194, Page 857, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Barbara H. Duemler by Richard T. Duemler as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10904, Page 618, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 2608 Ravine Drive, Nashville, TN 37217
(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.

04308 12
DEED & REFERENCE
98 APR 28 PM 3:59
D.M. [illegible]
9778 04/28 0101 03CHECK 485.93

BOOK 10904 PG 620

Witness my our hand(s) this 27th day of April, 1998.

Richard T. Duemler

Richard T. Duemler

Barbara H. Duemler

Barbara H. Duemler

by Richard T. Duemler atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Richard T. Duemler ~~and wife Barbara H. Duemler~~, 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 April, 1998

Commission expires:

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires 2-19-2002

Angela M. Lake

Angela M. Lake Notary Public

State of Tennessee
County of Davidson

On this 27th day of April, 1998 before me personally appeared Richard T. Duemler, the person who executed the foregoing instrument on behalf of Barbara H. Duemler and acknowledged that he executed the same as the free act and deed of the said Barbara H. Duemler, through Power of Attorney granted Richard T. Duemler by the said Barbara H. Duemler.

Commission expires:

Angela M. Lake

Notary Public

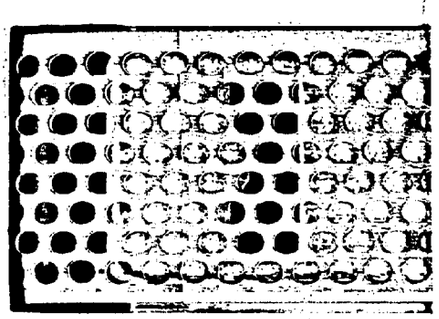
ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires 2-19-2002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10904 PG 621

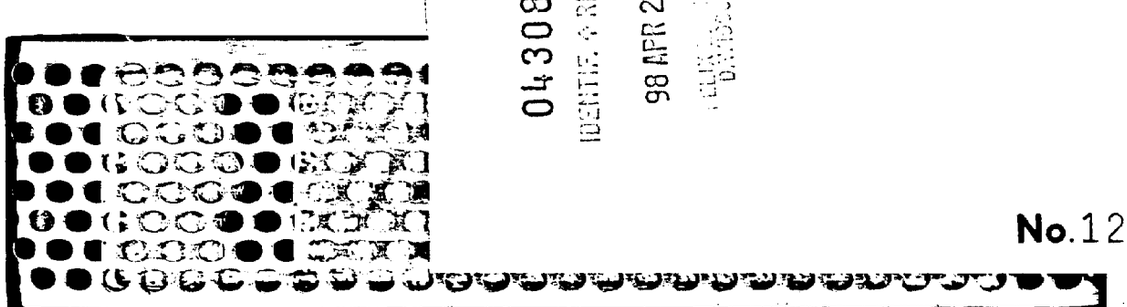
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 128900.00
CON TX 476.93
PRFEE 1.00
WDEED 8.00
TOTAL 485.93
CHECK 485.93

04/28/98 01 16:00 0001 9778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1285875