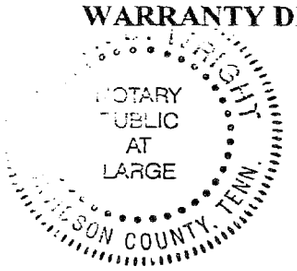
BOOK 10972 PG 237

29

WARRANTY DEED



My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
Michael P. Gaines	PHH Mortgage Services Corporation	MAP 64-3-O-A
(NAME)	(NAME)	
4032 Brandywine Pointe Boulevard	6000 Atrium Way	PARCEL 12 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Laurel, N.J. 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, Brodie N. Belliveau, Jr. and wife, Sally S. Belliveau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Gaines and wife, Sharon R. Gaines

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:

BEING Lot No. 82, on the plan of Resubdivision of Lots 82 and 83, Phase One, Section One, Brandywine Pointe, of record in Book 8250, Page 30, Register's Office for Davidson County, Tennessee. Said Lot No. 82 fronts 106.95 feet on the southeasterly margin of Brandywine Pointe Boulevard and extends back 159.87 feet on the northeasterly line and 162.67 feet on the southwesterly line to a dead line in the rear, measuring 106.99 feet thereon.

BEING the same property conveyed to Brodie N. Belliveau, Jr. and spouse, Sally S. Belliveau by deed from Kurt Kaalaas and spouse, Gina Kaalaas, of record in Book 9451, Page 654, Register's Office for said County.

Power of Attorney of record in Book 10972 Page 236, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4032 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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 9th day of June 19 98

Brodie N. Belliveau, Jr. by Richard A. Lowe County Atty. in fact
Brodie N. Belliveau, Jr.

Sally S. Belliveau by Richard A. Lowe, Atty in fact
Sally S. Belliveau

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

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

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, Richard A. Northcutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Brodie N. Belliveau, Jr. and Sally S. Belliveau as their Attorney in Fact as the free act and deed of the within named Brodie N. Belliveau, Jr. and Sally S. Belliveau. Witness my hand and official seal at Nashville, Tennessee the 9th day of June, 1998.

My Commission Expires: March 24, 2001

Patricia Nicholls

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9009 06/10 0101 03CHECK 1119.00

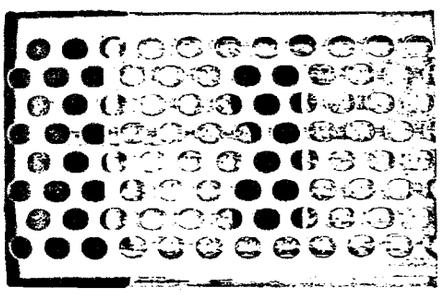
98 JUN 10 PM 4:19

FILED IN THE REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

INCLUDING A REFERENCE

98118925

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



RECEIVED OF _____

FOR _____

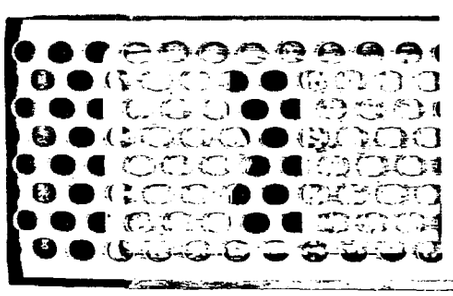
BOOK 10972 PG 239

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00
06/10/98 01 16:18 0001 9009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448925
IDENTIF. & REFERENCE

98 JUN 10 PM 4:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1304895