BOX 15

WARRANTY DEED

BOOK 10985 PG 192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: JULY 3 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. ROCKEY	PHH MORTGAGE SERVICES	172-8-B-33CO
(NAME)	(NAME)	
1628 CELEBRATION WAY	6000 ATRIUM WAY	06DU-82923
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	MT. LAUREL, NJ 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, LARRY M. BAKER AND WIFE, DEBRA M. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. ROCKEY AND MARTHA P. ROCKEY, HUSBAND AND WIFE

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. 33, on the Plan of PHASE ONE, BRIDLE DOWNS, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, pages 701, 702, and 703, as corrected in Book 8169, page 240, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE ONE, BRIDLE DOWNS, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7448, page 772; Book 8814, page 631; Book 9818, page 68; and Book 9873, page 497; By-Laws of record in Book 8814, page 639; and Charter of record in Book 8814, page 604; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to LARRY M. BAKER AND WIFE, DEBRA M. BAKER, by deed from Fox Ridge Homes, Inc., of record in Book 8826, page 989, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1628 CELEBRATION WAY, NASHVILLE, TN 37211
(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 as this 16th day of June 19 98

Larry M. Baker
LARRY M. BAKER

Debra M. Baker
DEBRA M. BAKER

98 JUN 19 PM 4:17
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0453017

BOOK 10985 PG 193

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 LARRY M. BAKER AND WIFE, DEBRA M. BAKER

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16th day of June, 19 98

Commission expires 05/27/2001

I. DYKE TATUM
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

3450 06/19 0101 03CHECK 526.63

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

RECEIVED OF _____

FOR _____

BOOK 10985 PG 194

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 139900.00
CDN TX 517.63
PRFEE 1.00
WDEED 8.00
TOTAL 526.63
CHECK 526.63
06/19/98 01 16:17 0001 3450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453017
IDENTIF. # REFERENCE

98 JUN 19 PM 4:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309283