BOOK 10988 PG 392

Realty 42A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Marianne Eckmair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
Marianne Eckmair (NAME)	PHH Mortgage Services (NAME)	162-01-0-B 68.00C
477 Claircrest Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Dantha L. Cole, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marianne Eckmair

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, TN, being Lot No. 68 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dantha L. Cole, a single person by deed from Clairmont Investors of record in Book 7791, Page 218, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Restrictive Covenants in Book 6988, Page 542, Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264, Book 8784, Page 328; Conveyance in Book 7370, Page 995 and all matters shown on the plan of record.

0453997

98 JUN 23 PM 1:06

IDENTIF. A REFERENCE

4523 06/23 0101 03CHECK 290.20

This is improved (X) unimproved ( ) property, known as 477 Claircrest Drive, Antioch, TN 37013
(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 my hand this 22nd day of June 19 98

Dantha L. Cole

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 10988 PG 393

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dantha L. Cole

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of June 19 98.

Commission expires January 29, 2000

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 _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

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

RECEIVED OF _____

FOR _____

BOOK 10988 PG 394

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 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20
06/23/98 01 13:08 0001 4523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453997
IDENTIF. & REFERENCE
98 JUN 23 PM 1:06

No. 1310342