STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 1998.

Notary Public

MY COMMISSION EXPIRES: 5/28/2000

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Fritz	PHH Mortgage Services	94-12-33
(NAME) 1705 Lawncrest	(NAME) 6000 Atrium Way	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES ERNEST MASSA AND WIFE, MELANIE LEIGH MASSA, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto STEPHEN J. FRITZ AND WIFE, LISA M. FRITZ , hereinafter called the GRANTEE(S), 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. 32 on the plan of Clovernook Subdivision as of record in Book 2900 at pages 51 and 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ernest Massa and wife, Melanie Leigh Massa by Warranty Deed of record in Book 8614, page 135, of the Register's Office of Rutherford County, Tennessee.

Subject to easement of record in Book 8614, page 133; any and all matters as shown on plat of record in Plat Book 2900, page 51 & 52; of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 1705 Lawncrest Drive, Nashville, TN 37210
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of August, 1998.

James Ernest Massa

Melanie Leigh Massa

0480870
IDENTIF. & REFERENCE

98 AUG 28 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2117 08/28 0101 02CHECK 371.75

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

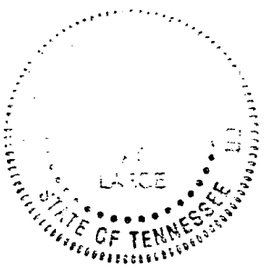
BOOK 11086 PAGE 350

Before me, the undersigned Notary Public, personally appeared James Ernest Massa and wife, Melanie Leigh Massa, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 1998.

Notary Public

My Commission Expires: 5/28/2000



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

RECEIVED OF _____

FOR _____

BOOK 11086 PAGE 351

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 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 371.75
CHECK 371.75

08/28/98 01 11:08 0001 3317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480870
IDENTIF. ↑ REFERENCE

98 AUG 28 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338791