WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: July 28, 2002
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Bruce	Cendant Mortgage Corporation	MAP 119-14
(NAME)	d/b/a PHH Mortgage Services (NAME)	
2914 Simmons Avenue	6000 Atruim Way	PARCEL 36
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, Julian Mark Earnest and wife, Jennifer M. Earnest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie Bruce, unmarried

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. 33 of Block E on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

BEGINNING on the easterly margin of Simmons Avenue at the corner of Lot Nos. 32 and 33; thence with the line between said two lots, eastwardly 150 feet to the westerly line of Lot No. 34; thence with the line between Lot Nos. 33 and 34 southwardly 105.5 feet to the northerly margin of Tanksley Avenue; thence with said Avenue, westwardly 101.1 feet to the beginning of a curve; thence around said curve in a northwesterly direction 77.4 feet to the easterly margin of Simmons Avenue; thence with said Avenue, northwardly 56.6 feet to the beginning.

BEING the same property conveyed to Julian Mark Earnest and Jennifer M. Earnest by deed from Catherine L. Hunter, unmarried, of record in Book 9381, page 464, said Register's Office.

6167 12/04 0101 03CHECK 336.60

unimproved ( )
This is improved (X) property, known as 2914 Simmons Avenue, Nashville, Tennessee 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 s this 30th day of November, 19 98

Julian Mark Earnest

Jennifer M. Earnest

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 Julian Mark Earnest and wife, Jennifer M. Earnest

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 30th day of November, 19 98.

JOHN GREGORY HAPUEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/27/2001

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

98 DEC -4 PM 4:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
052120

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 600

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	88000.00
			CON TX	325.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	336.60
			CHECK	336.60
12/04/98	01		16:04 0001	6167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 DEC -4 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0521204

No. 1381173