WARRANTY DEED

BOOK 11399 PG. 220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Jon D. Oswald	PHH Mortgage Services Corp.	MAP #61-15
(NAME)	(NAME)	
1126 McAlpine Avenue	6000 Atrium Way	PARCEL #64
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, Rolin R. Mains and wife, Kristine M. Mains

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon D. Oswald and wife, Abra L. Oswald

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:

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County.

SAID Lot No. 6 fronts 113.1 feet on the southerly side of Alpine Avenue and runs back between parallel lines 388.5 feet to a dead line.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract of land conveyed to Alonzo C. Holt and wife, Ruby Lee Holt, by deed from Clyde M. Davis and wife, Lorena T. Davis, of record in Book 2195, Page 549, Register's Office for said County:

BEING a Northwesterly triangle of land of Lot No. 6 on the Map of Kennedy and Graves' Plan of Monte Vista as of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1126 McAlpine Avenue, Nashville, TN 37216
(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 19th day of March, 19 99

Rolin R. Mains

Kristine M. Mains

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 Rolin R. Mains and wife, Kristine M. Mains

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 19th day of March 1998.

Commission expires 3/24/01

Notary Public

PATRICIA A. HOLDER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

LEGAL DESCRIPTION CONTINUATION

SAID part of Lot No. 6 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:

BEGINNING at a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista 268 feet from the rear end of said dividing line between Lots 4 and 6; thence Northwardly with said dividing line between Lots 4 and 6, 113.5 feet more or less to an iron pin which is the dividing point between Lots 4 and 6 on the Southerly margin of McAlpine Avenue; thence Eastwardly 7 feet, more or less, along the Southerly margin of McAlpine Avenue to an iron pin; thence Southwardly in a straight line 106.9 feet, more or less, to the point of beginning.

TRACT II:

BEING a Southeasterly triangle of land of Lot No. 4 on the Map of Kennedy and Graves' Plan of Monte Vista as of record in Book 421, Page 143, Register's office for Davidson County, Tennessee.

SAID part of Lot No. 4 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:

BEGINNING at the mutual point in the rear line of Lots 4 and 6 of said Plan of Monte Vista; thence along the rear line of Lot No. 4, 14 feet to a point; thence Northwardly 255 feet to a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista; thence Southwardly and with the dividing line between Lots 4 and 6 on said Plan of Monte Vista 268 feet to the point of beginning.

BEING the same property conveyed to Rolin R. Mains and wife, Kristine M. Mains by deed from Bobbie Davis Alley, Milburn C. Davis, Charlene Davis Snoddy, Austin G. Davis, Howard C. Davis and Joan Davis Draper, as sole surviving heirs-at-law of Clyde M. Davis, deceased, of record in Book 9276, Page 559; re-recorded in Book 9320, Page 596, Register's Office for said County.

3188 03/25 0101 03CHECK 458.63

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

99 MAR 25 AM 9:18

0565441

RECEIVED FOR REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11399 PG. 223

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0565441

99MAR25 AM 9:18

REGISTER'S REFERENCE

CAMT
119000.00
CON TX 443.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 458.63
CHECK 458.63
03/25/99 01 09:18 0001 3188
VOID
CAMT
119000.00-
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119900.00
~~TOTAL 0.00~~
~~CHECK 0.00~~
~~03/25/99 01 14:05 0001 3344~~
~~3344 03/25 0101 02CHECK 0.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442269