Box 15

WARRANTY DEED

BOOK 11531 PAGE 313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Hearn	PHH Mortgage Services	MAP 132-14
(NAME)	(NAME)	
895 Van Leer Drive	6000 Atrium Way	PARCEL 33
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	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, Ben Allen Muse, Jr. and Genie M. McCord and Lucy M. Dow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew G. Hearn and wife, Mary R. Hearn

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. 79 on the Plan of Oakhill Valley Subdivision, as of record in Plat Book 1835, page 15, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben A. Muse and wife, Lucia S. Muse by deed from Oak Hill Land Company, a Tennessee corporation, of record in Book 1855, page 221, Register's Office for Davidson County, Tennessee. Said Ben A. Muse having since died intestate. Said Lucia S. Muse having since died testate. Said property being devised to Ben Allen Muse, Jr., Genie M. McCord, and Lucy M. Dow by Will of Lucia Smith Muse of record in Will Book 225, page 789, Probate Office of Davidson County, Tennessee. Said Ben Allen Muse, Jr. being the Executor of the Estate of Lucia Smith Muse.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 895 Van Leer Drive, Nashville, TN 37220
(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 15th day of June 19 99

Ben Allen Muse, Jr.

Lucy M. Dow

Genie M. McCord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Allen Muse, Jr. and Genie M. McCord and Lucy M. Dow

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 15th day of June 19 99.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
99 JUN 16 PM 3:49
0724 06/16 0101 03CHECK 1002.60

06007720

Warranty Deed from Ben Allen Muse, Jr. and Genie M. McCord and Lucy M. Dow, to Matthew G. Hearn and wife, Mary R. Hearn.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0600720

INSTRUMENT NUMBER

99 JUN 16 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

CAMT
268000.00
CON TX 991.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1002.60
CHECK 1002.60

06/16/99 01 15:53 0001 0724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479322