This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
Daniel C. Hall	Cendant Mortgage Corporation	Map 95-7
Jessica J. Hall	6000 Atrium Way	Parcel #5
250 Fairway Drive	Mt. Laurel, NJ 08054	
Nashville, TN 37214		

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHN TERRELL ZUMBRO, married**, has this day bargained and sold and does hereby transfer and convey unto **DANIEL C. HALL AND WIFE, JESSICA J. HALL**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit: 469.00

Land in Davidson County, Tennessee, being Lot No. 97 on the Map of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for said County.

Said Lot No. 97 fronts 110 feet on the north side of Fairway Drive and runs back between lines, 223.7 feet on the west line and 182.5 feet on the east line to a dead line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to John Terrell Zumbro of record in Book 4291, Page 694, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record shown on Plat in Book 1835, Page 67 and 68, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that his is lawfully seized and possessed of said parcel of real estate, and that he has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1999 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned, Janie Zumbro, wife of John Terrell Zumbro, does hereby join in this conveyance for the purpose of conveying to the Grantees herein any interest she may have in and to the within-described real property, and hereby releases any claim or marital right she may have in said real property.

Witness our hands, this the 25th day of June, 1999.

JOHN TERRELL ZUMBRO

JANIE ZUMBRO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, John Terrell Zumbro and wife, Janie Zumbro, the within named bargainors, 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 the 25th day of June, 1999.

Notary Public At Large

My Commission Expires:

April 22, 2001

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

99 JUN 28 PM 1:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

060767

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 25th day of June, 1999.

Notary Public

My Commission Expires:

April 22, 2001

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

C:\WP51\LEGAL\ZUMBRO.WD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 771

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

06047767

IDENTIF. ↑ REFERENCE

99 JUN 28 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	124000.00
CON TX	458.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	469.80
CHECK	469.80

06/28/99 01 13:56 0001 5057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483536