WARRANTY DEED

STATE OF TENNESSEE BOX 1:
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Victoria K Hansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 99

Notary Public

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

BOOK 11559 PAGE 396

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
Victoria K. Hansen	PHH Mortgage Services	172-03-0-B 75.00
(NAME)	(NAME)	
5881 Woodlands Avenue	6000 Atrium Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, Silvana Montautti-Alana and husband, Carlos Alana

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria K. Hansen and husband, Matthew D. Hansen

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. 75 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, page 635, 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 Silvana Montautti-Alana and husband, Carlos Alana by deed from Duane Francis Hayes and wife, Christine Marie Hayes of record in Book 9411, page 493, Register's Office for Davidson County, Tennessee.

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

99 JUL -6 PM 2:09
REGISTER
DAVIDSON COUNTY, TN.

060811

IDENTIFICATION REFERENCE

RECORDING FEE 10.00 DATA ENTRY 510.50

unimproved ( )
This is improved (X) property, known as 5881 Woodlands Avenue, Nashville, TN 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 June 19 99

Silvana Montautti-Alana
by Helen Cole Attorney-in-Fact
Silvana Montautti-Alana

Carlos Alana by Helen Cole Attorney-in-Fact
Carlos Alana

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 Silvana Montautti-Alana and husband, Carlos Alana

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 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 _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 1999, before me personally appeared _____ Helen Coley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Silvana Montautti-Alana and Carlos Alana _____, and acknowledged that she executed the same as the free act and deed of said Silvana Montautti-Alana and Carlos Alana. Witness my hand and official seal at Nashville, TN, this 30th day of June 1999.

My Commission Expires:
March 25, 2000

NOTARY PUBLIC

Warranty Deed from Silvana Montautti-Alana and husband, Carlos Alana, to Victoria K. Hansen.

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 _____

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

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06081711

IDENTIFICATION & REFERENCE

99 JUL -6 PM 2:09

REGISTER
DAVIDSON COUNTY, TN.

	135000.00
CON TX	499.50
PRFEE	1.00
MORTG	3.00
CFEE	3.00
TOTAL	510.50
CHECK	510.50

07/06/99 14:11 0001 9662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487079