WARRANTY DEED

SHARON L. RINEY ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

mcl

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott D. Gross (NAME)	PHH Mortgage Services (NAME)	73-16A-105CO
105 Cumberland Trace (ADDRESS)	3000 Leaden Hall Road (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Jane L. Hughes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott D. Gross, 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 Unit No. 105 as shown on the Plan of Cumberland Trace of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane L. Hughes by deed from Tatsuro A. Dolloff, a married person, of record in Book 8719, page 450, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 AUG -3 AM 8:26
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06194440

unimproved ( )
This is improved (X) property, known as 105 Cumberland Trace, Nashville, Tennessee 37214
(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 my hand this 28th day of July 19 99

Jane L. Hughes

08/03/99 0101 01 CHECK
347.70

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane L. Hughes, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 19 98.

Commission expires 12/23/01

Notary Public

NOTARY PUBLIC
TRENT LEHMAN
WILLIAMSON COUNTY 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

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

0619440

IDENTIF. ↑ REFERENCE

99 AUG -3 AM 8:36

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11601 PAGE 386

CAMT	91000.00
MOR TX	336.70
ERR	CO
MOR TX	336.70-
CON TX	336.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	347.70
CHECK	347.70

08/03/99 01 08:42 0001 0903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499124