40-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,000.00

Jennifer P Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES 11/20/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
My Commission Expires July 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. Barnes	PHH Mortgage Services Corp.	Map 116-16
(NAME)	(NAME)	
4005 Copeland Drive	3000 Leadenhall Rd.	Parcel 40
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, Sue Dawson Darling, now known as Sue D. ~~Herman~~ Herrman SDH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael M. Barnes and wife, Jennifer P. Barnes

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. 23 on the Plan of Evergreen Heights Part Two, of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 23 fronts 177.59 feet on the westerly margin of Copeland Drive and extends back 200.7 feet on the southerly line and 204.5 feet on the northerly line to a dead line in the rear, measuring 25.9 feet thereon.

Being the same property conveyed to Sue Dawson Darling, a single person, by deed from Curtis A. Snyder, a single person, of record in Book 9063, page 781, said Register's Office. The said Sue Dawson Darling has since married and is now known as Sue D. Herman.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

SH Steve ~~Herman~~ Herrman joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Sue D. Herman.

unimproved ( )
This is improved (X) property, known as 4005 Copeland Drive, Nashville, TN 37215
(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 on the dates set forth hereafter.

Sue D. Herrman

Sue D. ~~Herman~~ Herrman

SH

Steve ~~Herman~~ Herrman

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 Sue Dawson Darling, now known as Sue D. Herrman

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1999.

Commission expires 7/26/2003

Notary Public

ANDREW B. GIBSON JR. NOTARY PUBLIC AT LARGE DAVIDSON 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

My Commission Expires July 28, 2003

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 Steve Herrman, 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 this 27th day of September, 1999.

Notary Public

ANDREW B. GIBSON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/2003

My Commission Expires July 28, 2003

0640104

RECEIVED FOR REFERENCE

99 SEP 27 PM 3:55

WILLIAM R. KNOX REGISTER
DAVIDSON COUNTY, TN.

RECEIPT# 22992 09/27 0101 QCCHECK 765.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11677 PAGE 668

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

0640104

IDENTIF. A REFERENCE

99 SEP 27 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	204000.00
CON TX	754.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	765.80
CHECK	765.80

09/27/99 01 15:58 0001 2993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520913