RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39623

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/01 14:42 2pgs
Fees:11.00 Taxes:307.10

20010222-0016819

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Denney	Cendant Mortgage Corporation	103-7-38
5504 Bon Air Circle	3000 Leadenhall Road	
Nashville, TN, 37209	Mount Laurel, NJ 08054	

FOR AND IN 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, I/WE,

Ethel Lorene Mims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elaine Denney and James Denney

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. 96 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's Office for said County, and more particularly described as follows:

Beginning at a point on the easterly margin of Bon Air Circle at the southwest corner of Lot No. 97 on said Plan; thence with the line between said Lots Nos. 96 and 97, northeastwardly 209 feet to the center of Richland Creek, said point being the southeast corner of said Lot 97; thence with the center of said Creek, south 45 degrees 15 minutes east 6.7 feet; thence wouth 52 degrees 07 minutes west 154.06 feet; thence south 83 degrees 54 minutes west 77 feet to the easterly margin of said Circle; thence withthe easterly margin of said Circle, northwardly 55 feet to the beginning.

BEING the same property conveyed to Ethel Lorene Mims by deed from Doris Ann Mims Lindsey of record in Book 7159, page 895, Davidson County Register's Office.

Subject property is not the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property known as 5504 Bon Air Circle, Nashville, TN 37209

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/our hand(s) this 20th day of February, 2001

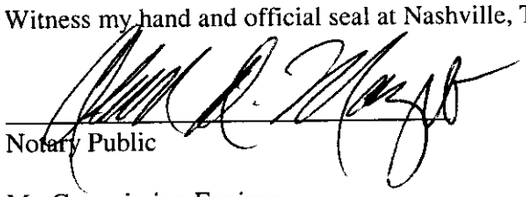
Ethel Lorene Mims 2-21-01

Ethel Lorene Mims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ethel Lorene Mims, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2001



Notary Public

My Commission Expires:_____