File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

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2598 02/04 0101 03CHECK 486.30

ADDRESS NEW OWNER:
Philip A. Caplenor and Jane R. Brake
116 Quinn Circle
Nashville, TN 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 North Fairway Drive
Vernon Hills, Illinois 60061

MAP AND PARCEL:
MAP 95-9
PARCEL 58 & 59
3DZ-04646
3DZ-04648

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Leonard J. & Bonnie J. Matusik Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Philip A. Caplenor and Jane R. Brake, both unmarried, as joint tenants with the specific right of survivorship, 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 Lot Nos. 27 & 28, W.E. Quin Jr.'s Lebanon Road Subdivision, of record in Book 1424, Page 111, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Leonard J. & Bonnie J. Matusik Trust , by deed from Leonard J. Matusik and wife, Bonnie J. Matuski of record in Book 8710, Page 376, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to a utility easement; witness line for Mill Creek; and minimum building setback line of record in Book 1424, Page 111, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Mill Creek.

This is improved property known as 116 Quinn Circle, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip A. Caplenor and Jane R. Brake, both unmarried, their heirs and assigns, forever; and we, The Leonard J. & Bonnie J. Matusik Trust 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 1st day of February, 1994.

x Leonard J. Matusik, Trustee
Leonard J. Matusik, Trustee

x Leonard J. Matusik
Leonard J. Matusik

x Bonnie J. Matusik, Trustee
Bonnie J. Matusik, Trustee

x Bonnie J. Matusik
Bonnie J. Matusik

STATE OF MICHIGAN)
COUNTY OF Calhoun)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leonard J. Matusik, Trustee and Leonard J. Matusik, Individually and Bonnie J. Matusik, Trustee and Bonnie J. Matusik, Individually the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Battle Creek Michigan, this the 1st day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 4-18-95

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 129,000.00.

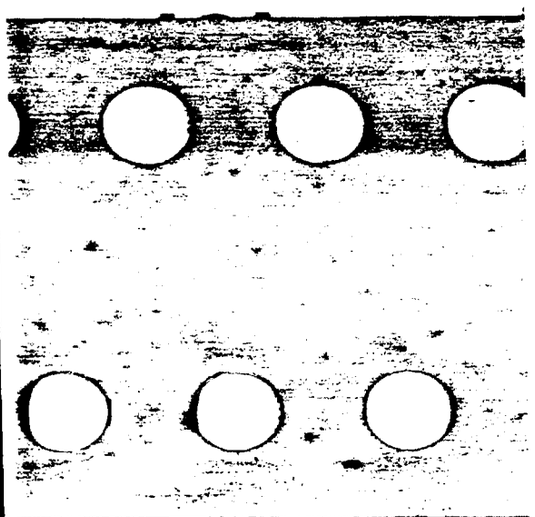
AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 7-

15034
IDENTIF. & REFERENCE

94 FEB -4 AM 11:17
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/94 01 11:17 0001 2598

15034
IDENTIF. & REFERENCE

94 FEB -4 AM 11:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 755576