File 12261 File Box 38 (First Title & Escrow Co., Inc.

WARRANTY DEED

BOOK 9242 PAGE 15

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN R. NANCE, JR. (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	Map 117-2
2303 Sterling Road (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	Parcel 127
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	F.B. 7D23050

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, MITCHAEL J. DESPOT AND WIFE, CYNTHIA R. DESPOT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. NANCE, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 5 Block 8 on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mitchael J. Despot and wife, Cynthia R. Despot by deed from Michael J. Philbin and wife, Nancy Shannon Philbin of record in Book 7856, page 277, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the grantee; (2) Easements of record in Book 4058, page 587; and (3) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

15151

IDENTIF. & REFERENCE

94 FEB -4 PM 1:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2722 02/04 0101 03CHECK 675.00

unimproved ( )
This is improved (XX) property, known as 2303 Sterling Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 19 94

Mitchael J. Despot
by John W Nelley
Attorney in Fact

Cynthia R. Despot
by John W Nelley
Attorney in Fact

MITCHAEL J. DESPOT
BY: John W. Nelley, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

CYNTHIA R. DESPOT
BY: John W. Nelley, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Nelley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further ackowledged that he is the Attorney-In-Fact for the said Mitchael J. Despot and wife, Cynthia R. Despot, and is authorized by the said Mitchael J. Despot and wife, Cynthia R. Despot to execute this instrument on their behalf.

Witness my hand, at Office, this 31st day of January, 1994.

Notary Public

My Commission Expires:

March 25, 1995

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

John R. Nance Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 94

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

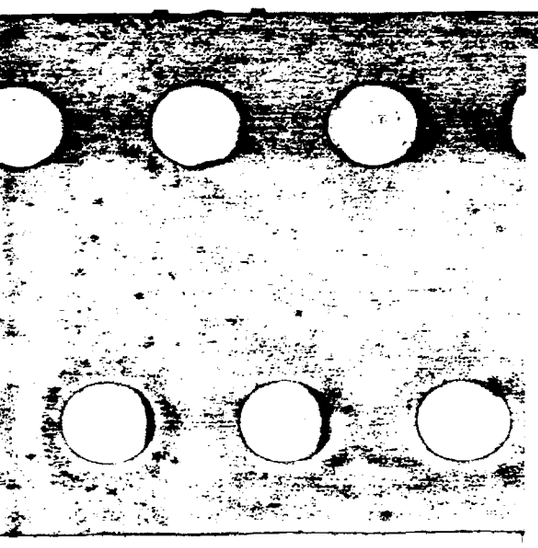
Notary Public

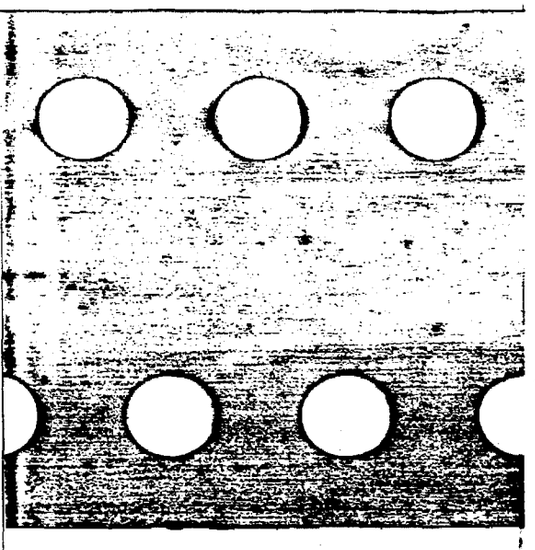
WARRANTY DEED

FROM MITCHAEL J. DESPOT AND WIFE, CYNTHIA R. DESPOT

TO JOHN R. NANCE, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9242 PAGE 17

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	
				180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	675.00
			CHECK	675.00
02/04/94	01		13:16 0001	2722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15151
IDENTIF. ↑ REFERENCE

94 FEB -4 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.755698