#12291 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9254 PAGE 380

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

7516 02/22 0101 03CHECK 490.00

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~LARRY G. HAYES, JR.~~ (NAME)	~~PNC MORTGAGE CORP. OF AMERICA~~ (NAME)	~~Map 117-7-C~~
~~136 Hampton Place~~ (STREET ADDRESS OR ROUTE NUMBER)	~~440 North Fairway Drive~~ (STREET ADDRESS)	~~Parcel 136~~
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37215~~ (P. O. ZIP)	~~Vernon Hills~~, (CITY) ~~IL 60061~~ (STATE) (ZIP)	~~FB 7DA90562~~

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, ~~WILLIAM B. LUTTRELL AND MARY ANNE KELLY LUTTRELL,~~ husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~LARRY G. HAYES, JR. AND JOHN D. VAUGHN, both 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 Unit 136 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed and By-Laws of record in Book 5891, page 897, said Register's Office.

Being the same property conveyed to William B. Luttrell and Mary Anne Kelly as joint tenants with right of survivorship by deed from Robert S. Wiggins and wife, Christine H. Wiggins of record in Book 6889, page 854, said Register's Office. The said William B. Luttrell and Mary Anne Kelly having since married.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of Record in Book 5891, page 897; (3) Charter of record in Book 5894* 7570, page 314, and in Book 7866, page 388; (4) Easement of reocrd in Book 4110, page 257; (5) All matters appearing on the Plan of record in Plat Book 5200, page 421, said Register's Office.

*page 756, amended in Book

19544
IDENTIF. & REFERENCE

94 FEB 22 AM 9:46
PEGGY ANDERSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as ~~136 Hampton Place, 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 ~~17th~~ day of ~~February~~, 19 ~~94~~.

WILLIAM B. LUTTRELL

MARY ANNE KELLY LUTTRELL

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. LUTTRELL AND MARY ANNE KELLY LUTTRELL, WIFE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of February, 19 94.

My commission expires 11/20/96 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WILLIAM B. LUTTRELL AND MARY ANNE KELLY LUTTRELL

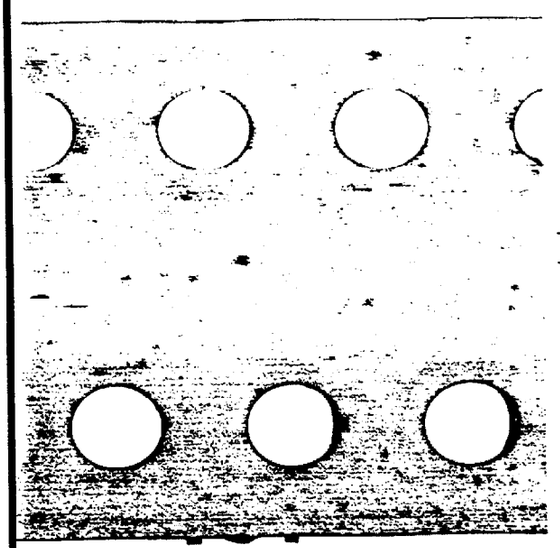
TO

LARRY G. HAYES, JR. AND JOHN D. VAUGHN

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 _____

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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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/94 01 09:47 0001 7516

19544
IDENTIF. & REFERENCE

94 FEB 22 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 758417