PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150152
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34792)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 230000.00

Affiant

Sworn and subscribed before me this 28th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas E. Groomes	PNC Mortgage Corp.	117-15-0 117.00
1735 North Observatory Drive	P. O. Box 8111	16DA 23000
Nashville, TN 37215	Vernon Hills, Illinois 60061	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Purdy and spouse, Elisabeth Vittoria Purdy, previously known as Elisabeth Vittoria,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Groomes, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 50 on the plan of Section 1 Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County.

]

SAID Lot No. 50 fronts 100 feet on the southerly margin of Observatory Drive (also known as North Observatory Drive) and extends back between parallel lines a distance of 150 feet to a dead line.

BEING the same property conveyed to James A. Purdy and Elisabeth Vittoria, both unmarried, by deed from Thomas J. Testerman and Cynthia P. Testerman, husband and wife, of record in Book 8894, page 746, Register's Office for Davidson County, Tennessee. The said Elisabeth Vittoria now being known as Elisabeth Vittoria Purdy.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

22247
IDENTIFICATION REFERENCE
94 MAR -1 AM 10: 17
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 1735 North Observatory Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1994.

James A. Purdy

Elisabeth Vittoria Purdy

5824 03/0
03CHECK
860-00

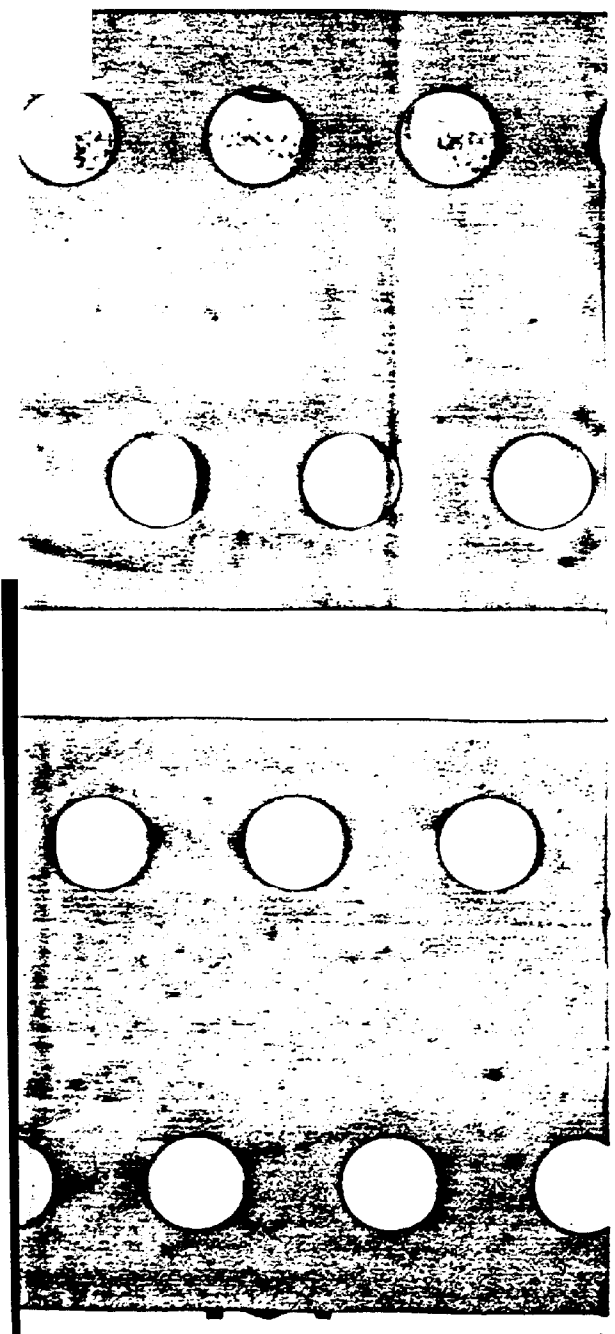
State of Tennessee
County of Davidson

On this 28th day of February, 1994, before me the undersigned authority, personally appeared **James A. Purdy** and **Elisabeth Vittoria Purdy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
EXP. 7/27/96

Notary Public

My Commission Expires: _____



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9262 PAGE 485

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	
				230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	860.00
			CHECK	860.00

03/01/94 01 10:18 0001 5824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22247

IDENTIFICATION REFERENCE

94 MAR -1 AM 10:1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 761272