This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 9284 PAGE 125

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
James T. Walz and wife, Laurie L. Walz 428 Black Mountain Drive Antioch, TN 37013	PNC Mortgage Corp. of America 440 N. Fairway Drive Vernon Hills, IL 60061	Map 135 Group 14A Parcel 95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

James T. Walz Laurie L. Walz
AFFIANT

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 17th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 9-21-96
My Commission Expires September 21, 1996

94 MAR 21 AM 9:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

29666
IDENTIFICATION REFERENCE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, WE, DAVID G. BAUDER and wife, DEBORAH J. BAUDER, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES T. WALZ and wife, LAURIE L. WALZ, hereinafter called the "GRANTEES", their 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. 82 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to David G. Bauder and wife, Deborah J. Bauder, by Warranty Deed from Centex Real Estate Corporation of record in Book 7733, page 333, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a

good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 135, Group 14A, Parcel 95.

2. Restrictive Covenants executed by Nick Simon of record in Book 6405, page 169, Register's Office for Davidson County, Tennessee.

3. Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnacle Point Homeowners Association, all as made, provided and set out in an instrument of record in Book 7032, page 730 through 777, both inclusive, said Register's Office, specific reference to which is here made for each instrument.

4. Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, page 234 through 239, both inclusive, said Register's Office, specific reference to which is here made.

5. Easement for public utilities, sewer easements, anchor easements, building setback lines, notes and conditions of Owner's Certificate, as shown on the Plan of record in Book 6900, pages 391, 392 and 393, Register's Office for Davidson County, Tennessee.

6. Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7067, page 739, said Register's Office, specific reference to which is here made.

7. Certificate of Correction of Acknowledgment and Oath of record in Book 7065, page 959, said Register's Office.

8. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7097, page 158, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 428 Black Mountain Drive, Antioch, Tennessee 37013.

WITNESS our hands this 17th day of March, 1994, in Franklin, Tennessee.

DAVID G. BAUDER

DEBORAH J. BAUDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named David G. Bauder and wife, Deborah J. Bauder, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

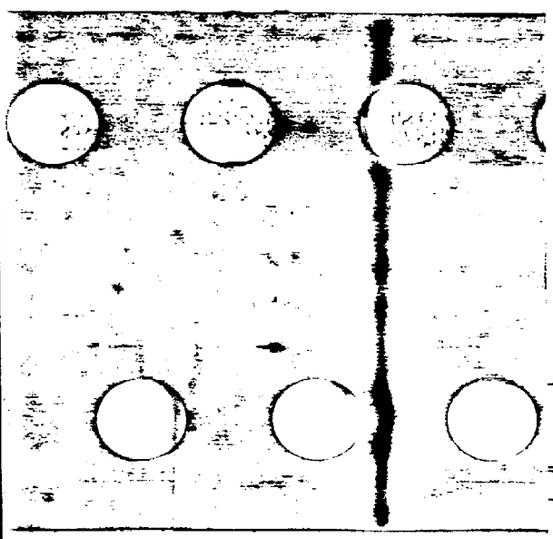
Witness my hand and official seal at Franklin, Tennessee, this 17th day of March, 1994.

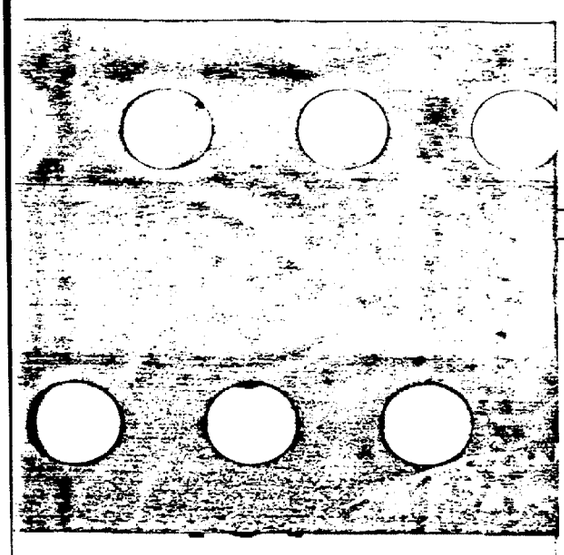
Notary Public

My commission expires: 9-21-96

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 21, 1996

3877 03/21 0101 03CHECK 423.70





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

RECEIVED OF _____

FOR _____

BOOK 9284 PAGE 128

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 111000.00
CON TX 410.70
PRFEE 1.00
WDEED 12.00
TOTAL 423.70
CHECK 423.70

03/21/94 01 09:52 0001 3837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29666
IDENTIFICATION REFERENCE

94 MAR 21 AM 9:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 769175