STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,500.00.

Roger G. Sisson
Affiant

Subscribed and sworn to before me, this 31st day of March, 1994.

Betty R. Grumbles
Notary Public

My Commission Expires: 9/21/96

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills To:	Map/Parcel Number
Roger G. Sisson	PNC Mortgage Corp. of America	
1504 Woodmont Blvd.	440 N. Fairway Drive	117-12-059
Nashville, TN 37215	Vernon Hills, IL 60061	16DA 02885

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, **KATHY SUTTON EBBERT**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROGER G. SISSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "A" on the Plan of Clairmont Subdivision, of record in Book 974, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 75 feet on the northerly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed Kathy Sutton Ebbert by deed from Richard L. Nelson and wife, Elizabeth A. Nelson, of record in Book 7254, page 634, Register's Office for Davidson County, Tennessee.

Sprigg C. Ebbert, husband of Kathy Sutton Ebbert, joins in this conveyance for the purpose of conveying any marital interest he may have in subject property.

This conveyance is made subject to:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 833, page 127; amended in Book 1001, page 308; Book 1003, page 511; Book 1038, page 135, and in Book 1110, page 650, Register's Office for said County.

3. Matters shown on the Plan of record in Book 974, page 8, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3966, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 Woodmont Blvd., 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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

WITNESS our hands this 31st day of March, 1994. B672 04/04 0101 03CHECK 710.15

Kathy Sutton Ebbert
Kathy Sutton Ebbert

By: Bobby Corum Sutton Attorney-in-Fact
Bobby Corum Sutton, Attorney-in-fact

Sprigg C. Ebbert
Sprigg C. Ebbert

By: Bobby Corum Sutton Attorney-in-Fact
Bobby Corum Sutton, Attorney-in-fact

94 APR -4 AM 8:56
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

34082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

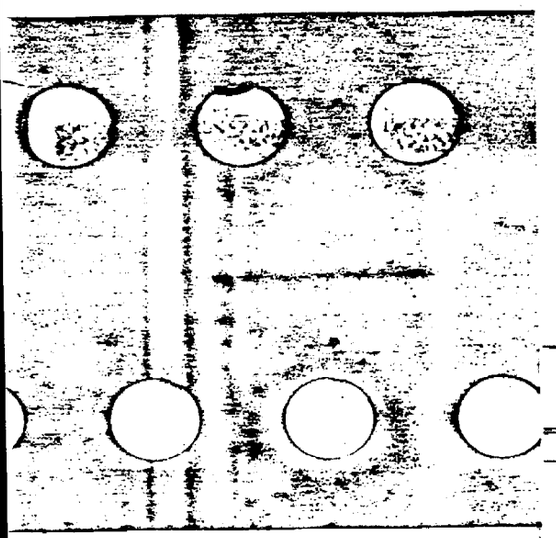
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY CORUM SUTTON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Power of Attorney of the makers or a constituent of the makers and is authorized by the makers or by its constituents, the constituents being authorized by the makers, to execute this instrument on behalf of the makers.

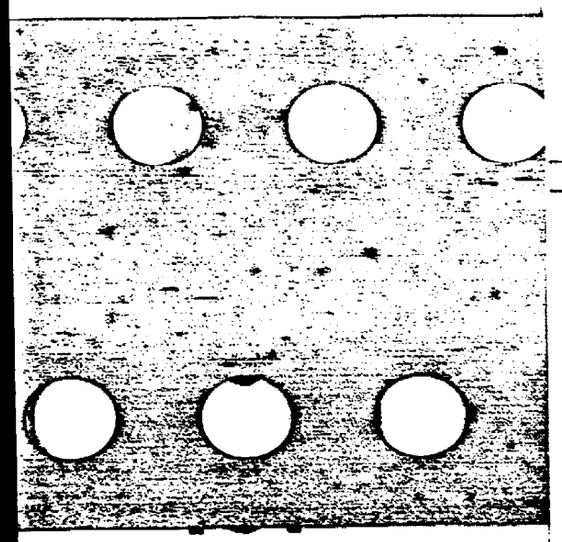
Witness my hand, at office, this 31st day of March, 1994.

Betty R. Grimes
Notary Public

My Commission Expires: 9-21-96

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9297 PAGE 394

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 189500.00
CON TX 701.15
PRFEE 1.00
WDEED 8.00
TOTAL 710.15
CHECK 710.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/94 01 08:57 0001 8672

34082
IDENTIF. ↑ REFERENCE

94 APR -4 AM 8:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 773937