This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brian D. Martin
2224A Cabin Hill Road
Nashville, Tennessee 37214-1410

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
P.O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:

Map	73
Group	7
Parcel	166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Nell Ward (now Biehler) and husband, Dale E. Biehler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian D. Martin, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot Number 57A on the Zone Lot Division of Lots 54, 55, 56, 57 and 58 on the Plan of Cabin Hill Subdivision, Section One, of record in Plat Book 6250 at page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Mary Nell Ward, unmarried by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., dated June 19, 1990, as of record in Book 8134, page 989, Register's Office for Davidson County, Tennessee. Dale E. Biehler husband of Mary Nell Ward Biehler joins in this conveyance to convey any marital interest he may have in said property.
>
> Robert Wood, Jr. executes this instrument on behalf of the said Mary Nell Ward Biehler and husband, Dale E. Biehler by virtue of a written Powers of Attorney, filed for record in Book 9317, page 371 and in Book 9317, page 373, Register's Office for Davidson County, Tennessee.

This is improved property known as 2224-A Cabin Hill Road, Nashville, TN 37214-1410.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

40947
IDENTIF. ↑ REFERENCE

94 APR 20 AM 9:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 6250, page 154, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 154, said Register's Office, including but not limited to a 60 foot minimum building setback line from Cabin Hill Road; health department restrictions, and a 10 foot easement for public utilities and drainage along the rear line of said property.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian D. Martin, unmarried, his heirs and assigns, forever; and we, Mary Nell Ward Biehler and wife, Dale E. Biehler, do 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 we do 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of April, 1994.

Mary Nell Ward Biehler
by: Robt Wood Jr. attorney-in-fact

Mary Nell Ward Biehler
by, Robert Wood, Jr.
Attorney-In-Fact

Dale E. Biehler
by: Robt Wood Jr. attorney-in-fact

Dale E. Biehler
by, Robert Wood, Jr.
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 18th day of April, 1994, in Mt. Juliet, Tennessee, before me personally appeared Robert Wood, Jr., to me known to be the person who executed the foregoing Warranty Deed on behalf of Mary Nell Ward Biehler and husband, Dale E. Biehler, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Mary Nell Ward Biehler and husband, Dale E. Biehler, signing his name as their Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of April, 1994.

Patricia M. Devin
NOTARY PUBLIC

PATRICIA M. DEVIN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

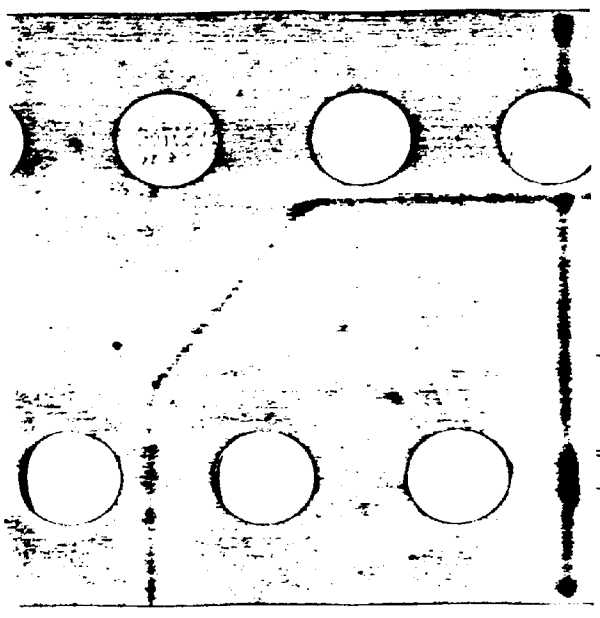
The actual value or consideration, whichever is greater, for this transfer is $ 48,400.00.

Amy S. Conatser
AFFIANT

Subscribed and sworn to before me
this 18th day of April, 1994.

Patricia M. Devin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. DEVIN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9317 PAGE 378

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 48400.00
CON TX 179.08
PRFEE 1.00
WDEED 12.00
TOTAL 192.08
CHECK 192.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/94 01 09:03 0001 6073

40947
IDENTIF. ↑ REFERENCE

94 APR 20 AM 9:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 781242