BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 9/28/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Dupard (NAME)	PNC Mortgage Corp. of America (NAME)	173-04-A-26-CO
164 Brian Circle (ADDRESS)	440 North Fairway Drive (ADDRESS)	05DX-000448DZ
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bruce S. Matta and wife, Theresa N. Matta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela M. Dupard and husband, Thierry M. Dupard

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Lot No. 26 on the Plan of Oak Highlands, Phase I, of record in Book 6900, page 443, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bruce S. Matta and wife, Theresa N. Matta, by deed from Great Southern Homes of Tennessee, Inc., of record in Book 8035, Page 557, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 432 thru 435; declaration of covenants, conditions and restrictions of record in Book 7350, page 24 and rerecorded in Book 7367, page 587 and further amended in Book 8765, page 77; Charter of Oak Highlands Homeowners Association, Inc., in Book 7337, page 529; By-Laws of Oak Highlands in Book 7367, page 615; Storm Water Detention Agreement in Book 7189, page 379; Dedication of common areas in Book 7473, page 697; Deed to Metropolitan Government of Nashville & Davidson County Department of Water & Sewerage Services in Book 7748, page 408, Book 7748, page 412, Book 7748, page 448, Book 7748, page 453, and Book 7893, page 334; easement of record in Book 1318, page 518; subject to easement for the flow of Mill Creek; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 164 Brian Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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. 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 hand s this 29th day of April 19 94

Bruce S. Matta

Theresa N. Matta

Theresa N. Matta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9330 PAGE 819

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce S. Matta and wife, Theresa N. Matta

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April 19 94.

Commission expires 9/28/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

45409

IDENTIF. # REFERENCE

94 MAY -2 PM 4:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0972 05/02 0101 03CHECK

440.00

WARRANTY DEED

FROM

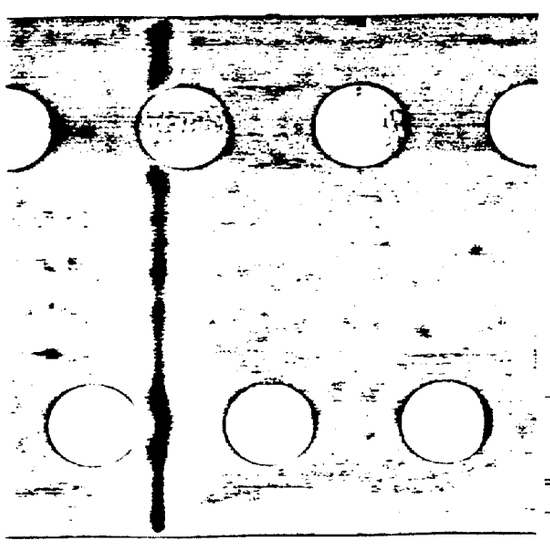
Bruce S. Matta and wife,
Theresa N. Matta

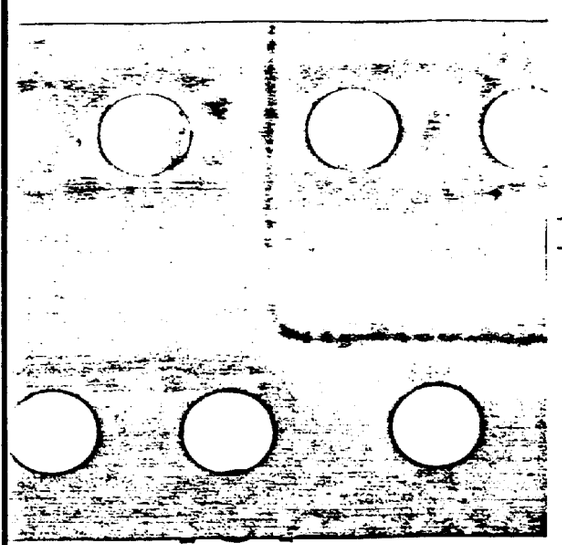
TO

Angela M. Dupard and husband,
Thierry M. Dupard

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 9330 PAGE 820

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
116500.00
CON TX 431.06
PRFEE 1.00
WDEED 8.00
TOTAL 440.06
CHECK 440.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/94 01 16:19 0001 0972

45409
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786064