File 12478 File Box 38 (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9347 PAGE 515

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP TOOGOOD (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	map 130-8-B
4406 Charleston Place Circle (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	par. 5
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, DONALD P. MARTIN AND WIFE, KATHERINE MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP TOOGOOD AND WIFE, KARIN R. TOOGOOD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit 11, Lot 2 on the Plan of Condominium Site Plan of Charleston Place Condominiums, Lots Nos. 1 and 2, of record in Plat Book 5200, page 593, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5965, page 880, amended in Book 6071, page 499, supplemental in Book 6122, page 319, and in Book 6336, page 874, said Register's Office.

Being the same property conveyed to Donald P. Martin and wife, Katherine Martin by deed from J. Scott Watkins and wife, Kathryn L. Watkins of record in Book 8076, page 685, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5965, page 880, amended in Book 6071, page 499, supplemental in Book 6122, page 319, and in Book 6336, page 874; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 593, said Register's Office.

50927
IDENTIF. & REFERENCE

94 MAY 17 AM 11:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7017 05/17 0101 03CHECK 1037.60

unimproved ( )
This is improved (XX) property, known as 4406 Charleston Place Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28TH day of April, 19 94.

DONALD P. MARTIN

Katherine Martin
KATHERINE MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD P. MARTIN AND WIFE, KATHERINE MARTIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of APRIL, 19 94.

My commission expires 11/25/96 Notary Public

STATE OF _____
COUNTY OF _____

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

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1994

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONALD P. MARTIN AND WIFE, KATHERINE MARTIN

TO

PHILLIP TOOGOOD AND WIFE, KARIN R. TOOGOOD

PLEASE RETURN TO:

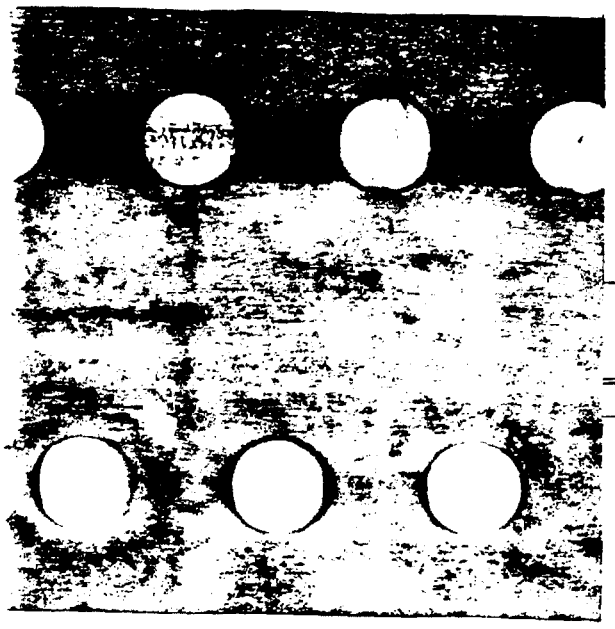
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9347 PAGE 517

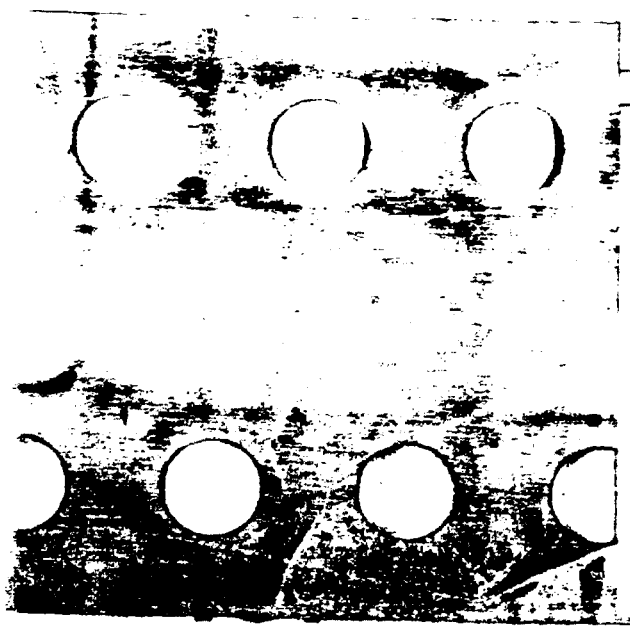
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
278000.00
CON TX 1028.60
PRFEE 1.00
WDEED 8.00
TOTAL 1037.60
CHECK 1037.60

05/17/94 01 11:39 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



50927
IDENTIF. ↑ REFERENCE

94 MAY 17 AM 11:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792035