#12208 File Box 38 First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9356 PAGE 240

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARTHUR C. BEST, JR.	PNC MORTGAGE CORP. OF AMERICA	Map 130-3
(NAME)	(NAME)	
628 Westview Ave.	440 North Fairway Drive	Parcel 119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Vernon Hills, IL 60061	
(CITY) (STATE) (P. O. ZIP)	(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, GEORGE ALLEN AND WIFE, SHANNON ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR C. BEST, JR. AND WIFE, DEBORAH C. BEST

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:

A tract of land in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 169 and the southerly 162.5 feet of Lot No. 167 on the plan of the Royal Oaks Land Company Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on an iron pin it being the southwest corner of Lot No. 169, also being the joining of the north margin of Iroquois Place with the east margin of Westview Avenue; thence northerly with the east margin of Westview Avenue 417.5 feet to an iron pin; thence easterly in a line perpendicular to Westview Avenue 210 feet to an iron pin on the easterly boundary of Lot No. 167; thence southerly with said boundary 423.9 feet to an iron pin on the northerly margin of Iroquois Place; thence westerly with said margin 208.8 feet to the point of beginning.

Being the same property conveyed to George Allen and wife, Shannon Allen by deed from The Vanderbilt University of record in Book 6307, page 690, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantee: and (2) All matters appearing on the plan of record, said Register's Office.

53945 IDENTIF. & REFERENCE

94 MAY 25 AM 10: 11 FELIX Z. REGISTER DAVIDSON COUNTY, TN.

This is improved (unimproved (XX)) property, known as 628 Westview Ave., Nashville, Tennessee 37205

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 23rd day of May, 1994

GEORGE ALLEN

SHANNON ALLEN

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, GEORGE ALLEN AND WIFE, SHANNON ALLEN 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 23rd day of May, 19 94.

My commission expires 11/20/96 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Arthur C Best Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GEORGE ALLEN AND WIFE, SHANNON ALLEN

TO

ARTHUR C. BEST, JR. AND WIFE, DEBORAH C. BEST

0272 05/25 0101 03CHECK 2414.00

PLEASE RETURN TO:

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



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

RECEIVED OF _____

FOR _____

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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	
				650000.00
			CON TX	2405.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2414.00
			CHECK	2414.00
05/25/94	01	10:11	0001	0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53945
IDENTIF. ↑ REFERENCE

94 MAY 25 AM 10:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 795262