This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

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FILE BOX 57

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Robert L. Cudd 20 Foxhall Close Nashville, TN 37215	PNC Mortgage Corp. of America 440 North Fairway Drive Vernon Hills, IL 60061	Map 117-9-A Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nell H. Bransford, (the "Grantor") does hereby bargain, sell, transfer and convey unto Robert L. Cudd, unmarried, (the "Grantee") his heirs, representatives and assigns, all her right, title and interest in and to property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Foxhall Close-Planned Residential Development, of record in Book 4860, page 46, as amended in Book 5005, page 136, and as further amended in Book 5380, page 122, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nell H. Bransford by deed from Foxhall Land Company, a Tennessee corporation, of record in Book 4963, Page 98 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1994 property taxes, being prorated and assumed by Grantee.

2. Restrictive covenants of record in instrument of record in Book 4954, page 586, as amended in Book 5875, page 378, as amended in Book 5875 page 378, and Book 8371, page 444, said Register's Office.

3. All matters shown on the plan of record in Book 4860, page 46, as amended in Book 5005, page 136 and as further amended in Book 5380, page 122, said Register's Office.

4. Easements of record in Book 3401, page 545; Book 3947, page 20; Book 4844, page 826 and Book 6897, page 51, said Register's Office.

5. Certain easements for encroachments of various lot owners upon the common areas of Foxhall Close, of record in Book 5649, page 418; Book 5655, page 198; Book 5672, page 847; Book 5792, page 781; and book 5832, page 378, said Register's Office.

6. Conveyance of waterline from Foxhall Land Company of record in Book 5016, page 553, said Register's Office.

7. Conveyance of sewer line from Foxhall Land Company of record in Book 5016, page 577, said Register's Office.

8. Right of first refusal to purchase property created in Book 4954, page 586, said Register's Office.

This is improved property generally known as 20 Foxhall Close, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Cudd, his heirs, representatives and assigns, forever.

AND Nell H. Bransford does covenant with the said Robert L. Cudd that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND Nell H. Bransford, does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said Robert L. Cudd, his heirs, representatives and assigns against the lawful claims of all persons.

John S. Bransford, Jr., spouse of Nell H. Bransford joins in this conveyance for the sole purpose of conveying any interest he may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 15th day of June, 1994.

Nell H. Bransford
Nell H. Bransford

John S. Bransford, Jr.
John S. Bransford, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $400,000.00.

Robert L. Cudd
AFFIANT

Betty S. Peters
NOTARY PUBLIC

My Commission Expires: 5-24-97.

BETTY S. PETERS NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nell H. Bransford and John S. Bransford, Jr., the bargainors, 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 Nashville, Tennessee this 15th day of June, 1994.

Betty S. Peters
NOTARY PUBLIC

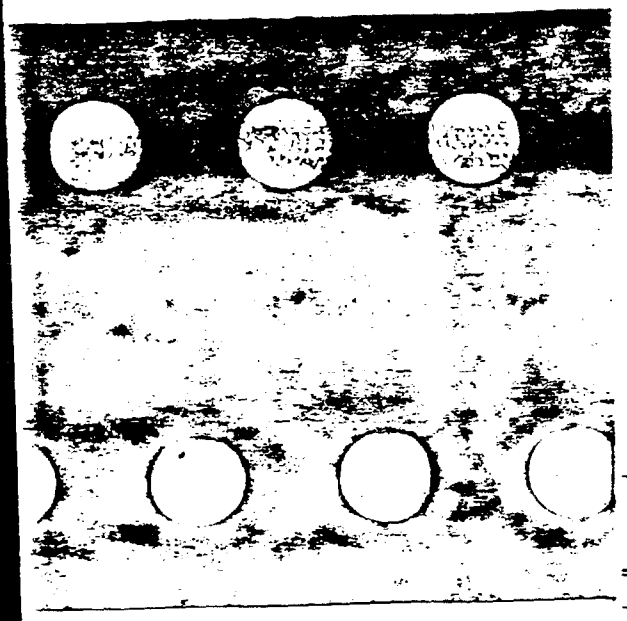
MY COMMISSION EXPIRES: 5-24-97.

BETTY S. PETERS NOTARY PUBLIC AT LARGE STATE OF TENN.

94 JUN 15 PM 2:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

61343
IDENTIF. + REFERENCE

94 06 15 0114 23C-ECK 1439.00



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

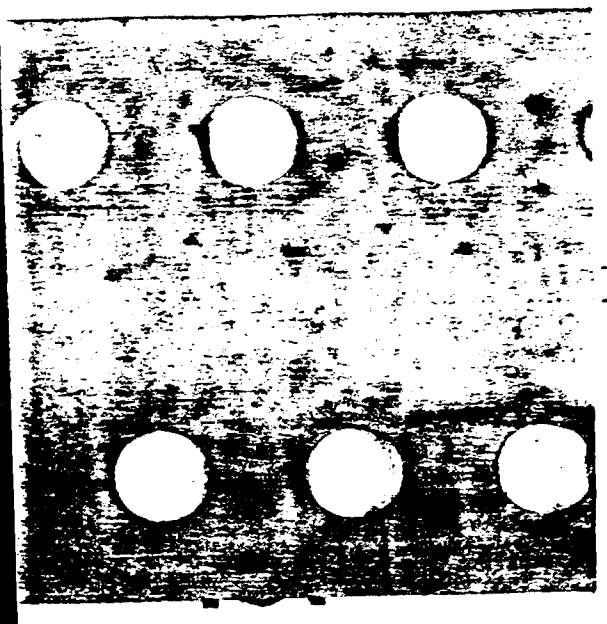
RECEIVED OF _____

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
TOTAL 1489.00
CHECK 1489.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61343
IDENTIF. ✦ REFERENCE

94 JUN 15 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803151