File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9418 PAGE 668

#12576

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT B. MENZEL (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	Map 130-5
126 Brookfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	Parcel 89
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FB 7DZ32445

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, NINA C. SIVEK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT B. MENZEL AND WIFE, MELINDA K. MENZEL 1540 07/27/94 0101 03CHECK 564.00

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 Lot No. 12 Block "E" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E, F, G, H, & K as of record in Plat Book 1130, pages 71 & 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to S. R. Sivek and wife, Nina C. Sivek by deed from James Douglas Gardner and wife, Rachel H. Gardner of record in Book 4916, page 298, said Register's Office. S.R. Sivek has since died.

*

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; and (2) All matters appeareing on the Plan of record in Plat Book 1130, pages 71 & 72, said Register's Office.

* Together with that portion of Cross Hill Road abandoned by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan Council Ordinance No. 093-739 in the Metropolitan Clerk's Office for said County.

94 JUL 27 AM 10:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

75163

unimproved ( )
This is improved (X) property, known as 126 Brookfield Avenue, 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 20th day of July, 1994.

Nina C. Sivek

NINA C. SIVEK

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, NINA C. SIVEK with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of July, 19 94.

My commission expires March 25, 1995 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 $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 19 94.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM NINA C. SIVEK

TO ROBERT B. MENZEL AND WIFE, MELINDA K. MENZEL

PLEASE RETURN TO:

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



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

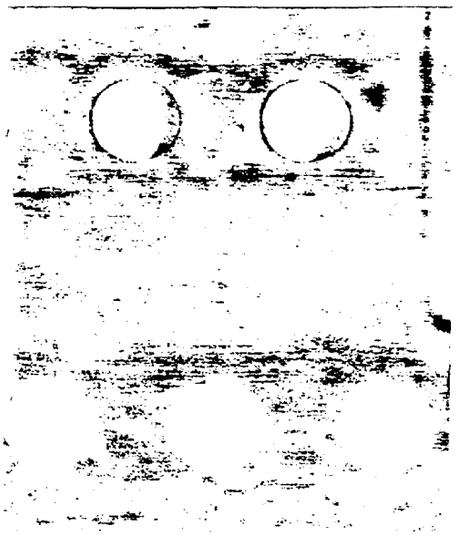
RECEIVED OF _____

FOR _____

BOOK 9418 PAGE 670

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 150000.00
CDN TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/94 01 10:58 0001 1340

75163
IDENTIF. & REFERENCE

94 JUL 27 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817897