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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Frances Anne Varallo
Affiant

Subscribed ad sworn before me, this 27 day July, 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

Box 44

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Frances Anne Varallo	PNC Mortgage Corp. of America	
106 Brighton Close	P. O. Box 8111	104-13-0F-106.00
Nashville, TN 37205	Vernon Hills, IL 60061 7DA 92763	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY KATHLEEN PIERCE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRANCES ANNE VARALLO**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 106, Phase I-A on the Plan of Brighton Close, Phase I-A, a planned unit development, of record in Book 6900, page 869, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Kathleen Pierce by deed from G & W Partners, a Tennessee general partnership, of record in Book 8012, page 460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, of record in Book 7522, page 108, as amended by Fist Amendment of record in Book 7557, page 621 and further amended by Second Amendment of record in Book 7807, page 500, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6900, page 869, Register's Office for said County.

This is improved property known as 106 Brighton Close, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 27 day of July, 1994.

Mary Kathleen Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY KATHLEEN PIERCE, UNMARRIED,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of July, 1994.

Notary Public

My Commission Expires: 7/22/95

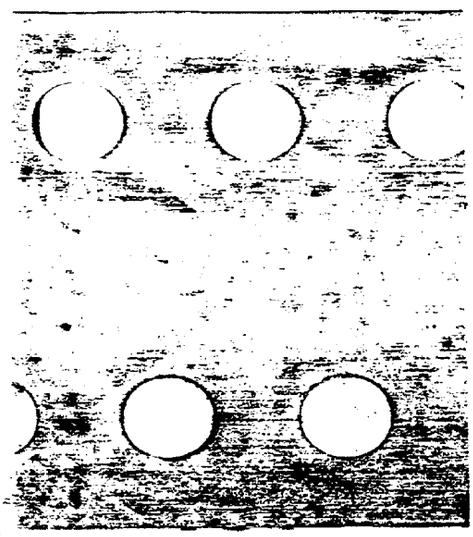
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

75351
IDENTIF. ↑ REFERENCE

94 JUL 27 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1535 07/27 0101 03CHECK 989.50





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	
				265000.00
			CON TX	980.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	989.50
			CHECK	989.50
07/27/94	01		15:42 0001	1535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75351
IDENTIF. ↑ REFERENCE

94 JUL 27 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818090