File Box 38
First Title and Escrow Company

WARRANTY DEED

BOOK 9426 PAGE 952

THIS INSTRUMENT PREPARED BY

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

No. 12651

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRYAN D. PODANY (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	181
6287 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	61 and 188
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	5D-23631 & 63689

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, CINDY S. BEARD MCFARLIN, married, and TRUMAN H. SETLIFFE, TRUSTEE OF THE TRUMAN H. SETLIFFE REVOCABLE TRUST, under Trust Agreement dated December 10, 1991 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYAN D. PODANY AND WIFE, ALLISON P. PODANY

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:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

John McFarlin , spouse of Cindy S. Beard McFarlin, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Cindy S. Beard McFarlin.

IDENTIFICATION REFERENCE 77735

94 AUG -3 AM 10:37

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 6287 Pettus Road, Antioch, Tennessee 37013

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 July, 19 94

Cindy S. Beard McFarlin
CINDY S. BEARD MCFARLIN

Truman H. Setliffe 7/28/94
Truman H. Setliffe, Trustee

John McFarlin
John McFarlin

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY S. BEARD MCFARLIN and husband John McFarlin

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 July, 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 WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Truman H. Setliffe, Trustee, 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 28th day of July, 1994.

My commission expires:
11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,500.00

Allison P. Podany
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 94

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

Notary Public

WARRANTY DEED

FROM

CINDY S. BEARD MCFARLIN
AND
TRUMAN H. SETLIFFE, TRUSTEE

TO

BRYAN D. PODANY AND WIFE,
ALLISON P. PODANY

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

TRACT NO. 1:
Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 8, 1959, as follows:

Beginning in the centerline of Pettus Road at a point South 87 deg. 45 min. East 980 feet from the southwest corner of the property conveyed to P. M. Chaffin and wife, et al., by deed from Melus Rhodes Dickinson, of record in Book 2862, page 359, Register's Office for said County; thence North 2 deg. 45 min. East, passing an iron pin on the northerly margin of said Road, 1090 feet to an iron pin; thence South 87 deg. 45 min. East 200 feet to an iron pin; thence South 2 deg. 45 min. West 1090 feet, passing an iron pin on the northerly margin of said Road, to the center of Pettus Road; thence with the center of said Road, North 87 deg. 45 min. West 200 feet to the beginning, containing 5 acres, more or less.

TRACT NO. 2:
Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee described according to a survey made by Ralph W. C. Lambert, Surveyors, February 21, 1959, as follows:

Beginning in the center of Pettus Road at the southwest corner of the property conveyed to Russell D. Ray and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 3032, page 560, Register's Office for said County; thence with said Ray's southern boundary line, North 42 deg. West 790 feet to a point in the eastern boundary line of the property conveyed to Joseph Bryan King and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 2878, page 503, said Register's Office; thence with said King's eastern boundary line, South 2 deg. 45 min. West 657 feet to the center of Pettus Road; thence with the center of the same easterly 267 feet, and continuing with the same around a slight curve having a radius of 450 feet, northeasterly 309 feet to the beginning, containing 4-1/4 acres, more or less.

Being the same property conveyed to John T. Beard, II and wife, Cindy S. Beard and Truman H. Setliffe and wife, Dorothea M. Setliffe by deeds from Eugene J. Sterwerf and wife, Eunice N. Sterwerf of record in Book 6586, page 190, and Book 6586, page 332, said Register's Office. Dorothea M. Setliffe having since died. John T. Beard II and wife, Cindy S. Beard having since divorced by final decree Fourth Circuit Court for Davidson County, Tennessee, Rule No. 87D-1230, dated May 19, 1988, and John T. Beard, II having conveyed his interest to Cindy S. Beard by quitclaim deeds of record in Book 8586, page 780, and Book 8596, page 903, said Register's Office. Truman H. Setliffe has conveyed his interest in said property to Truman H. Setliffe, as Trustee of the Truman H. Setliffe revocable trust, by quitclaim deed of record in Book 8623, page 163, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Taxes for 1994 which have been prorated and assumed by the Grantees.

EXHIBIT "A"

4092 08/03 01:01 03CHECK 625.35

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

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 955

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	165500.00
CON TX	612.35
PRFEE	1.00
WDEED	12.00
TOTAL	625.35
CHECK	625.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/94 01 10:37 0001 4092

77735
IDENTIF. & REFERENCE

94 AUG -3 AM 10:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820611