WARRANTY DEED BOX #19B

94-8-8

BOOK 9455 PAGE 707

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
KEITH W. HYMAN	PNC MORTGAGE CORP. OF AMERICA	MAP 155-08-0-A
(NAME)	(NAME)	
6104 Tuliptree Lane	440 North Fairway Drive	PARCEL 028CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Vernon Hills, IL 60061	FB #:09D-79311
(CITY) (STATE) (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, WE, ELI MILLER AND WIFE, MALKA MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH W. HYMAN AND WIFE, RACHELLE D. HYMAN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 28 on the Resubdivision of Lots Nos. 28 and 29 of Phase I of Poplar Creek Estates, a Planned Unit Development, of record in Book 6900, Page 367, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Eli Miller, married, by Deed from Donald W. Johnson, of record in Book 7458, Page 401, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, and amended in Book 6987, Page 966, in Book 7270, Page 648, and in Book 7964, Page 33, said Register's Office; restrictive covenants of record in Book 5349, Page 921, in Book 6474, Page 346, in Book 6486, Page 587, and in Book 6804, Page 536, Register's Office for Davidson County, Tennessee; Charter of record in Book 7120, Page 125, said Register's Office; Sewer Line Easement of record in Book 6613, Page 533, said Register's Office; Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

MALKA Miller, wife of the above named Eli Miller, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Eli Miller pursuant to a Power

CONTINUED

unimproved ( )
This is improved (X) property, known as 6104 Tuliptree Lane, Nashville, TN 37221
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand s this 10th day of August 19 94

ELI MILLER
By: malka miller
MALKA MILLER, ATTORNEY-IN-FACT

malka miller
MALKA MILLER

BOOK 9435 PAGE 708

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 MALKA MILLER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of August, 19 94

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

7549 08/12 0101 03CHECK 575.10

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 1994, before me personally appeared MALKA MILLER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ELI MILLER, and acknowledged that she executed the same as the free act and deed of the said ELI MILLER.

Notary Public

My Commission Expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

of Attorney executed by him on the 23rd day of May, 1994, and being filed for record simultaneously herewith.

80852

IDENTIFICATION REFERENCE

94 AUG 12 AM 11:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 709

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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

08/12/94 01 11:09 0001 7549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80852
IDENTIF. ↑ REFERENCE

94 AUG 12 AM 11:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 824017