Box 17

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. McGrath (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 117-3B
2601 Hillsboro Road, Unit E-6 (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 69
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	7DA80136

FOR AND 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, Donald D. Henry, Sr. and Edith L. Shutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel P. McGrath and Michael G. McGrath

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:

Being Unit No. E-6, Parcel No. 69, in the horizontal property regime which is located on the Plat of Villager Condominiums, of record in Book 5200, page 201, Register's Office for said county, to which reference is made for a more complete and accurate description of said unit.

Being the same property conveyed to Donald D. Henry, Sr. and Edith L. Shutt by deed from the Estate of Richard C. Egelston, John B. Egelston and Robert B. Egelston of record in Book 8612, page 317, Register's Office for Davidson County, TN.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated; and is subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto, of record in Book 5434, page 708, said Register's Office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings as set out and provided in the Master Deed and Exhibits appended thereto, reference to which is here made.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Road, Unit E-6, Nashville, TN 37212
(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 29th day of August 19 94

Donald D. Henry, Sr.

Edith L. Shutt

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, the within named Donald D. Henry, Sr. and Edith L. Shutt

the bargainor s, 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 29th day of August, 19 94.

Commission expires 5-24-97

Notary Public

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 _____

Notary Public

Legal Description continuation:

The legal description is the same as the previous deed of record.

94 AUG 31 AM 10:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

86479

3680 08/31 0101 03CHECK 193.30





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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

08/31/94 01 10:17 0001 3680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86479
IDENTIF. & REFERENCE

94 AUG 31 AM 10: 1
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 830066