mxl

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

9524 PG 39

ADDRESS NEW OWNER:
Karen M. Izak
433 Rockwood Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 North Fairway Drive
Vernon Hills, Illinois 60061

MAP AND PARCEL:
MAP 86 Gp. 12
PARCEL 18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Don H. Burnell, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen M. Izak, Unmarried , 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 Lot No. 11, on the Plan of Hermitage Woods, Section 3, of record in Book 5050, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Don H. Burnell, by deed from Charles Steven Holladay and wife, Carol Holladay of record in Deed Book 9511, Page 162, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to Restrictive Covenants of record in Book 5211, Page 812 and amended in Book 5239, Page 850 and Book 6145, Page 135, said Register's Office.

This conveyance is subject to setback lines and easements of record in Plat Book 5050, Page 109 and 110, said Register's Office.

This is improved property known as 433 Rockwood Drive, Hermitage, TN 37076-2815.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen M. Izak, Unmarried, their heirs and assigns, forever; and we, Don H. Burnell, Unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

10061
IDENTIF. ↑ REFERENCE

94 NOV 18 AM 9:29
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5216 11/18 0101 03CHECK 231.00

Witness our hands this the 15th day of November, 1994. BOOK 9524 PG 40

Don H. Burnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don H. Burnell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 4/25/98

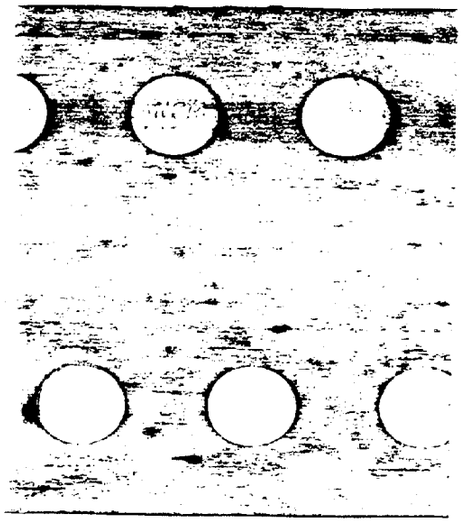
STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of November, 1994.

NOTARY PUBLIC
My Commission Expires: 4/25/98



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

RECEIVED OF _____

FOR _____

BOOK 9524 PG 41

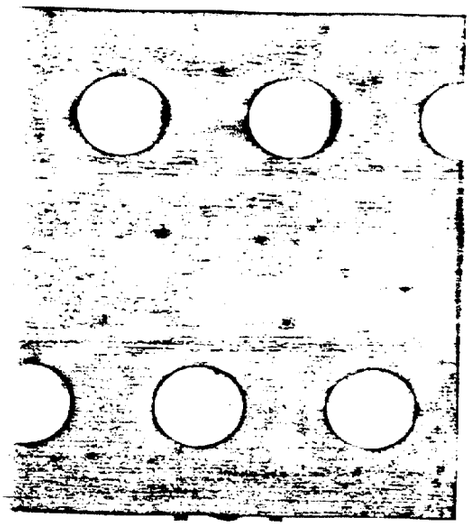
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

11/13/94 01 09:29 0001 5216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



10061
IDENTIF. ↑ REFERENCE

94 NOV 18 AM 9:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855277