WARRANTY DEED

BOOK 9544 PG 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Timothy E. Townsend
Affiant

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

Paul E. Douglas
Notary Public

MY COMMISSION EXPIRES: 3-14-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY E. TOWNSEND (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 51-12
306 EAST DUE WEST AVENUE (ADDRESS)	440 NORTH FAIRWAY DRIVE (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 60061 (CITY) (STATE) (ZIP)	74

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, JAMES W. TREASE AND WIFE, DOROTHY E. TREASE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY E. TOWNSEND AND WIFE, CATHLEEN D. TOWNSEND

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. 8 on the unrecorded Map of Core Subdivision, in the 11th Civil District of Davidson County, and described as follows: BEGINNING at a monument in the southerly margin of Due West Avenue, said monument being the northeasterly corner of Lot No. 58 on the Plan of Morningside Heights, of record in Plat Book 1130, page 76, Register's Office of said County, said point being further described as the northwest corner of Lot No. 1 on the Preliminary Plat of Core Subdivision, not of record, as shown on the survey by Anderson & Gee, Surveyors, dated April 1946; thence, North 86 degrees 15' East 311 feet to a point; thence, South 60 degrees 30' East 234 feet to a point in the southwesterly margin of Due West Avenue, said point being the northwesterly corner of Lot No. 8 on the said premliminary plat of Core Subdivision and being the TRUE POINT OF BEGINNING; thence leaving the said southwesterly margin of Due West Avenue and with the common line between Lots Nos. 7 and 8 on the preliminary plat of Core Subdivision, southwardly 150 feet to a point; thence southeastwardly with the common rear line between Lots Nos. 8, 20 and 21 of the said Core Subdivision previously cited, 75 feet to a point; thence, leaving the said rear line of Lot No. 20 northeastwardly 150 feet along the common line between Lots Nos. 8 and 9 of the said preliminary plat of Core Subdivision to the point on the southwesterly margin of Due West Avenue; thence continuing with the said margin of Due West North 60 degrees 30' West 75 feet to the TRUE POINT OF BEGINNING, the foregoing property is bounded on the northeasterly side of Due West Avenue; on the northwesterly side by the property conveyed to Oscar J. Cline and wife, Virginia R.Cline, by deed from E. B. Wilmore, et ux of record in Book 1911, page 29, Register's Office for Davidson County, Tennessee; on the southwesterly side of the property conveyed to Robert L. Freeman, Trustee, by deed from Carson C. Driver, Jr., et ux et al, of record in Book 4590, page 796, Register's Office for said County; and

SEE REVERSE FOR CONTINUTION OF LEGAL CONTINUED

unimproved ( )
This is improved (X) property, known as 306 EAST DUE WEST AVENUE, MADISON, TN 37115
(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 December 19 94

James W. Trease
JAMES W. TREASE

Dorothy E. Trease
DOROTHY E. TREASE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9544 PG 12

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. TREASE AND WIFE, DOROTHY E. TREASE

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 GOODLETTSVILLE, Tennessee, this 10th day of December, 19 94

Commission expires 11/20/96

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

CONTINUATION OF LEGAL DESCRIPTION

on the southeasterly side by property conveyed to Howard D. Hoy and wife, Betty S. Hoy by deed from Johnny A. Abernathy and wife, Frances H. Abernathy of record in Book 2651, page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Trease and wife, Dorothy E. Trease, by Deed of record in Book 7546, page 702, Register's Office for Davidson County, Tennessee.

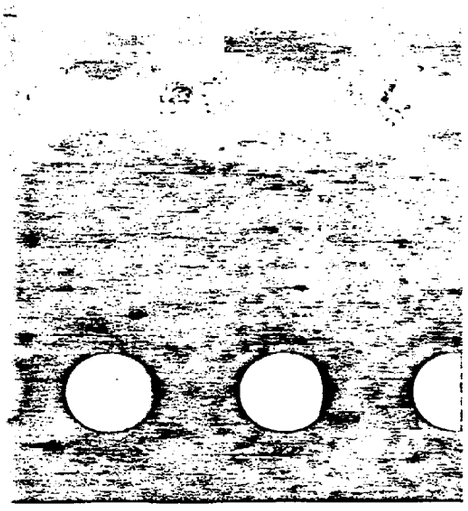
94 DEC 13 AM 8:49
FELIX A. ABERNATHY REGISTER
DAVIDSON COUNTY, TN.

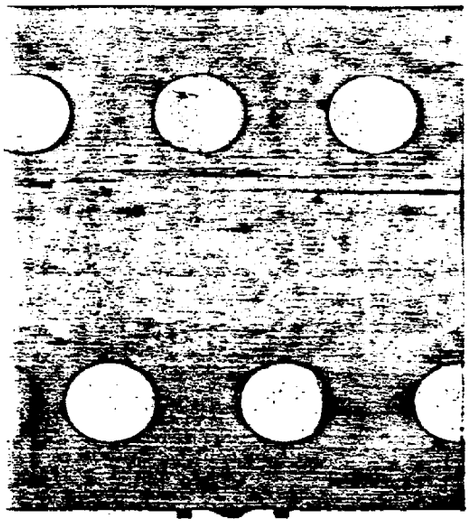
IDENTIF. & REFERENCE

16706

2493 12/13 0101 03CHECK

293.53





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

RECEIVED OF _____

FOR _____

BOOK 9544 PG 13

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	76900.00
CON TX	284.53
PRFEE	1.00
WDEED	8.00
TOTAL	293.53
CHECK	293.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-13-94 01 08:50 0001 2493

16706
IDENTIF. ↑ REFERENCE

94 DEC 13 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862457