BOOK 9563 PG 554

Box 19 B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER(S) $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 5115 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANE S. SMITH	PNC MORTGAGE CORP. OF AMERICA	MAP 141
(NAME)	(NAME)	
6916 Somerset Farms Circle	440 North Fairway Drive	PARCEL 015
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Vernon Hills, IL 60061	FB 09D-21800
(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, BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE S. SMITH, AN UNMARRIED PERSON

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. 109, on the Plan of Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 7900, Page 671, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Bernard D. Goldstein D/B/A Bernard D. Goldstein, Builder, by Quitclaim Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9370, Page 698, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, and supplement and amendment in Book 9383, Page 526, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, in Book 8235, Page 521, and in Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Subject property is not the principal place of residence of the Grantor as listed herein.

unimproved ( )
This is improved (X) property, known as 6916 Somerset Farms Circle, 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 30th day of December 19 94

BERNARD D. GOLDSTEIN D/B/A

BERNARD D. GOLDSTEIN, BUILDER

BOOK 9563PG555

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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, a 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of December, 1994.

_____
Notary Public

My Commission Expires: September 16, 1995

22738

IDENTIF. & REFERENCE

95 JAN -4 PM 1:31

FELIX E. DELK REGISTER
DAVIDSON COUNTY, TN.

7098 01/04 0101 03CHECK

447.45

DCTN01W

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9563PG556

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
118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45

01/04/95 01 13:31 0001 9098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22738
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 1:3

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

No. 868971