23199

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36023
Dav. Co. File: Box 8

95 JAN -5 PM 1:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9565PG118

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul A. Zani Donna K. Zani 4401 Lealand Lane Nashville, TN 37204	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 132-09-007 16DA 16073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Bilyeu,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Paul A. Zani and spouse, Donna K. Zani,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of large Lot No. 2 on the Map of Glendale Park, as of record in Book 57, page 141, Register's Office for said County, as follows:

BEGINNING on the westerly margin of Kirkman Lane at a point 200 feet south of the southerly margin of Lea Avenue; thence westwardly and parallel with the southerly margin of Lea Avenue 86 feet more or less, to the easterly line of the property conveyed to Mary F. Hubbell by deed from Hattie I. Staley of record in Book 689, page 65, said Register's Office; thence with said line southwardly 145 feet; thence eastwardly 86 feet, more or less, to the westerly margin of Kirkman Lane; thence with said lane northwardly 145 feet to the beginning.

BEING the same property conveyed to James W. Bilyeu by deed from Elizabeth S. Duggan, individually and as Administrative C. T. A. with Will annexed of the Estate of Mary Carney Frensley of record in Book 9490, page 876, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Wadean H. Bilyeu, the spouse of James W. Bilyeu, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 4401 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 1995.

James W. Bilyeu — **James W. Bilyeu**

Wadean H. Bilyeu — **Wadean H. Bilyeu**

State of Tennessee
County of Davidson

On this 4th day of January, 1995, before me the undersigned authority, personally appeared **James W. Bilyeu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

_____ Notary Public

State of Tennessee
County of Davidson

On this 4th day of January, 1995, before me the undersigned authority, personally appeared **Wadean H. Bilyeu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

_____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 86200.00

_____ Affiant

Sworn and subscribed before me on the 4th day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

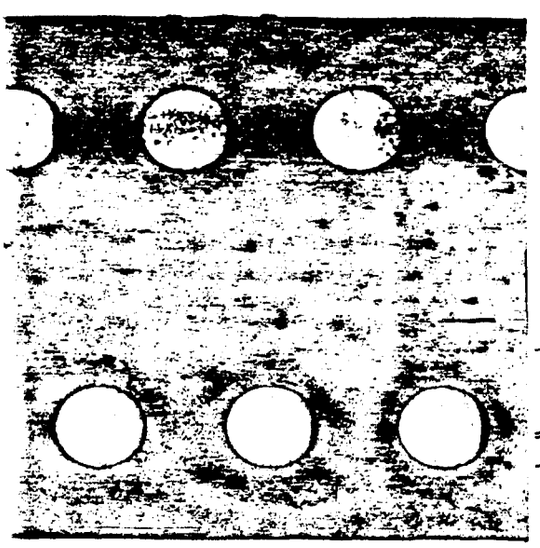
_____ Notary Public

01/05/95 0100 CHECK 327.94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

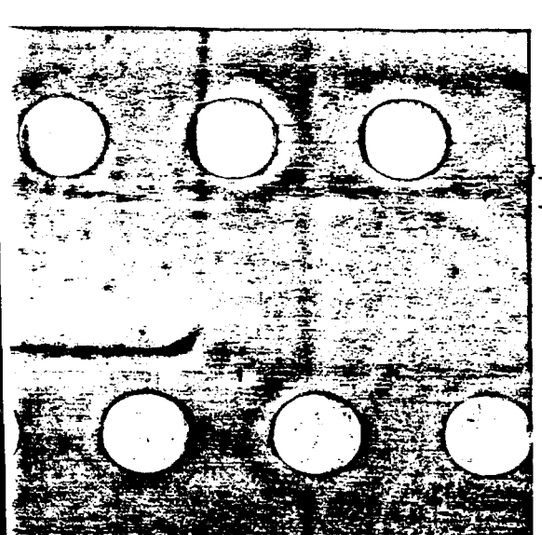
BOOK 9565 PG 120

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	86200.00
CON TX	318.94
PRFEE	1.00
WDEED	8.00
TOTAL	327.94
CHECK	327.94

01/05/95 01 13:12 0001 9603



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23199
IDENTIF. ↑ REFERENCE

95 JAN -5 PM 1:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869472