This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SJB

BOOK 9588 PG 611

ADDRESS NEW OWNER:
Martha O. Erwin
2601 Habersham Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 96-5
GROUP
PARCEL 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael B. Mulvihill and wife, Paula J. Mulvilhill, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martha O. Erwin,an unmarried person, hereinafter called the Grantee, her 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. 9 on the Plan of Section One, Bluefield Square, of record in Book 5200, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael B. Mulvihill by deed from E. Gale Robinson and wife, Lana C. Robinson, as of record in Book 6929, page 799, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Habersham Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 which are not yet due and payable.
2. Restrictive covenants of record in Book 5276, page 248, said Register's Office.
3. All matters as shown on the plan of record in Book 5200, page 38, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martha O. Erwin,an unmarried person, her heirs and assigns, forever; and we, Michael B. Mulvihill and wife, Paula Muluhill, do covenant with the said Grantee 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 Grantee, her 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.

Witness our hands this the 30th day of January, 1995.

Michael B. Mulvihill

Michael B. Mulvihill

Paula Mulvihill

Paula Mulvihill

9088 02/03 0101 03CHECK 486.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael B. Mulvihill and wife, Paula Mulvihill, 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 Nashville, Tennessee, this the 30th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,000.00.

Martha D. Ennix

AFFIANT

Subscribed and sworn to before me this 30th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

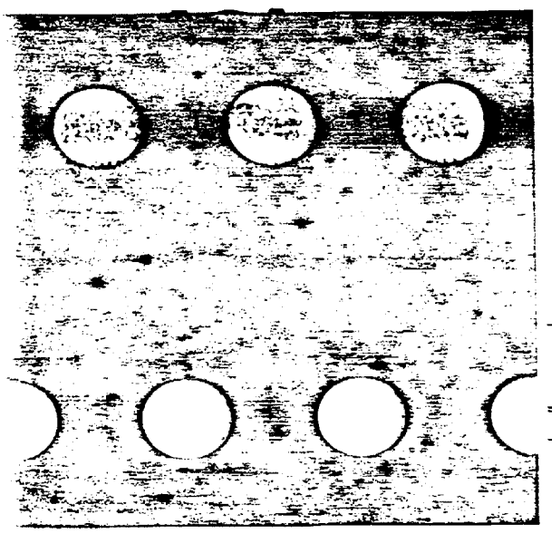
My Commission Expires: Nov 20, 1996

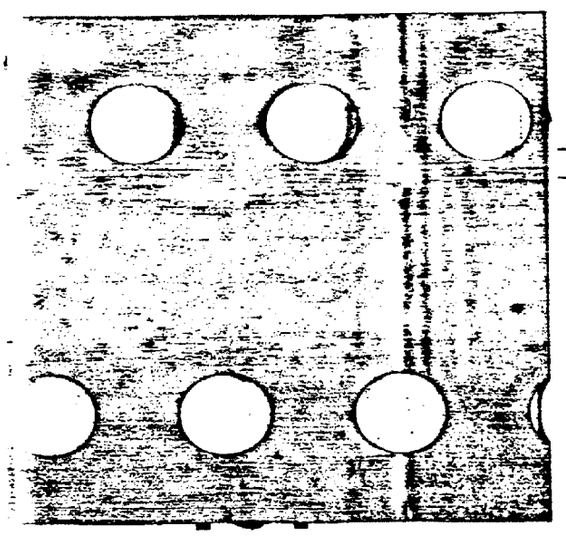
31766

IDENTIFICATION REFERENCE

95 FEB -3 PM 3:03

REGISTER DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 613

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
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
~~CHECK 486.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~95FEB03 01 15194 3001 9088~~

31766
IDENTIF. & REFERENCE

95 FEB -3 PM 3:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 878837