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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 36001)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 82900.00

Affiant

Sworn and subscribed before me on February 28, 19 95

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
William K. Duffy
Catherine J. Sanford
1141 Greenfield Avenue
Nashville, Tennessee 37216

RESPONSIBLE FOR PAYMENT OF TAXES:
PNC Mortgage Corp. of America
P. O. Box 8111
Vernon Hills, Illinois 60061

MAP-PARCEL NUMBERS
72-03-190

BOOK 9610 PG 574

WARRANTY DEED

7110 03/03 0101 03CHECK 315.73

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 **Christopher Hutson and spouse, Mary Lou Hutson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto William K. Duffy and Catherine J. Sanford as joint tenants with rights of survivorship, 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 Lot No. 118 on the plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County.

SAID Lot No. 118 fronts 75 feet on the northerly margin of Greenfield Avenue and extends back between parallel lines 205 feet to a dead line, or the southerly margin of Lot No. 140 on said plan.

BEING the same property conveyed to Christopher Hutson and spouse, Mary Lou Hutson by deed from A. J. Sharenberger, Jr. of record in Book 9127, Page 76, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1141 Greenfield Avenue, Nashville, Tennessee 37216

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 on February 22, 19 95.

Christopher Hutson
Christopher Hutson

Mary Lou Hutson
Mary Lou Hutson

State of Tennessee
County of Davidson

On February 22, 19 95, before me the undersigned authority, personally appeared Christopher Hutson, 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.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 12/10/97

State of Illinois
County of Cook

On 23rd, 19 95, before me the undersigned authority, personally appeared Mary Lou Hutson, 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.

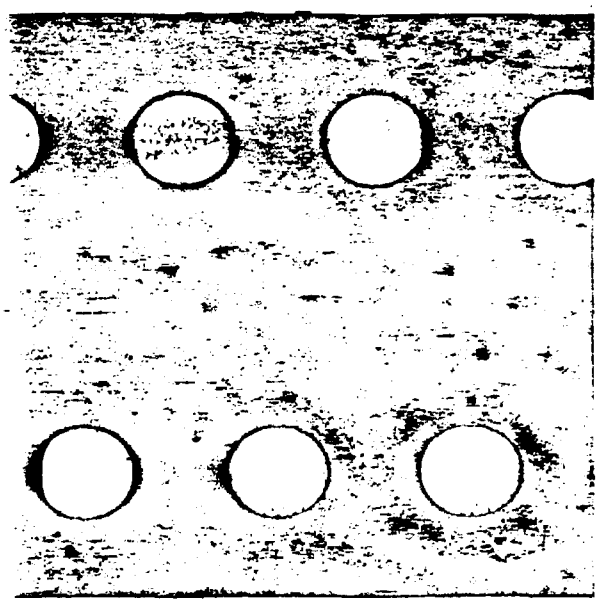
My Commission Expires JULY 25, 1998

Bonnie Barron
Notary Public

My Commission Expires: 12/10/97

OFFICIAL SEAL
BONNIE BARRON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-10-97

39116
IDENTIF. ↑ REFERENCE
95 MAR -3 AM 10: 23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

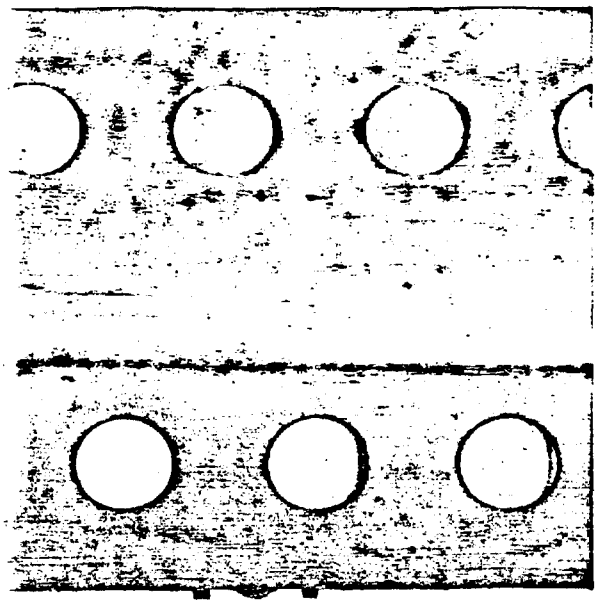
RECEIVED OF _____

FOR _____

Book 9610 Pg 575

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	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
TOTAL	315.73
CHECK	315.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7110

39116
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886759