File #33188
File Box "7"
Sturn & Mazer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 11/23/96
(AFFIX SEAL)

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Dianne Naff	PNC Mortgage Corp. of America	118-1-198
(NAME)	(NAME)	
1001 Gilmore Avenue	440 North Fairway Drive	22W-11955
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Vernon Hills, Illinois 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kevin Walker, a/k/a Kevin W. Walker and wife, Gail Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Dianne Naff, unmarried

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. 76 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 76 fronts 62.5 feet on the southerly side of Gilmore Avenue and extends back 160.2 feet on the easterly line, with the westerly margin of 10th Avenue South, and 160 feet on the westerly line to an alley in the rear, measuring 69.5 feet thereon.

BEING the same property conveyed to Kevin Walker by deed from Kevin Walker and Gail Kopcsak, a Partnership of record in Book 8947, Page 575, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Gail Walker, wife of Kevin Walker, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 1001 Gilmore Avenue, Nashville, Tennessee 37204
(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 my hand this 28th day of February, 19 95

Kevin Walker

Gail Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9611 PG 520

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Walker, a/k/a Kevin W. Walker and wife, Gail Walker

the bargainor, 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 Nashville, Tennessee, this 28th day of February, 19 96.

Commission expires 11/28/98

Notary Public

PAUL SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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

WARRANTY DEED

FROM

Kevin Walker

TO

Nancy Dianne Neff

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

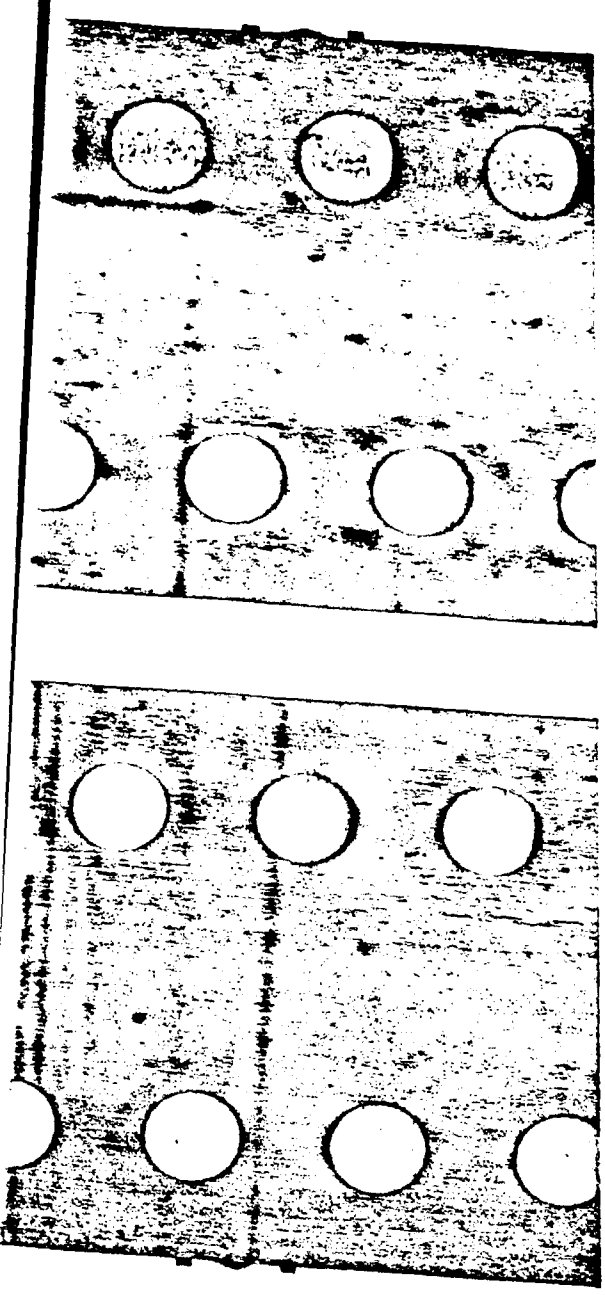
7475 13/06 0101 03CHECK 419.70

95 MAR -6 AM 9:56

FILED / RECORDED
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE

39431



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9611 PG 521

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 111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
TOTAL 419.70
CHECK 419.70

03/06/95 01 09:57 0001 7475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39431
IDENTIF. ↑ REFERENCE

95 MAR -6 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 88712