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File in Box No. 19 B

95-3-37

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Sylvia E Zelaya
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 95

Peter Weiss
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SYLVIA E. ZELAYA (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 129-02
6518 Rolling Fork Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 026
Nashville, TN 37205-3915 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	FB #08DZ-72935

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, DANIEL S. PFAHL AND WIFE, WANDA C. PFAHL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYLVIA E. ZELAYA AND DEBORAH J. KOWALSKI, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 873, on the Map of West Meade Farms, Inc., Section XI, of record in Book 2331, Pages 102 and 103, as amended in Book 2696, Page 570, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Daniel S. Pfahl and wife, Ruth K. Pfahl, by Deed from Kenneth Mohler and wife. Mary Mohler, of record in Book 5457, Page 362, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree in the Third Circuit Court for Davidson County, TN., of record in Minute Book 118C, Page 2368, said Register's Office. The said property was further conveyed to Daniel S. Pfahl by Quitclaim Deed from J. Thomas Martin, Trustee, of record in Book 5611, Page 77, said Register's Office; and further conveyed to Daniel S. Pfahl and wife, Wanda C. Pfahl, as tenants by the entirety, by Quitclaim Deed from J. Thomas Martin, Trustee, of record in Book 7703, Page 59, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 6518 Rolling Fork Drive, Nashville, TN 37205-3915
(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 24th day of March 19 95

Daniel S Pfahl
DANIEL S. PFAHL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL S. PFAHL AND WIFE, WANDA C. PFAHL

the bargainor s, 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 Nashv[illegible], Tennessee, this 24th day of March

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of 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 _____

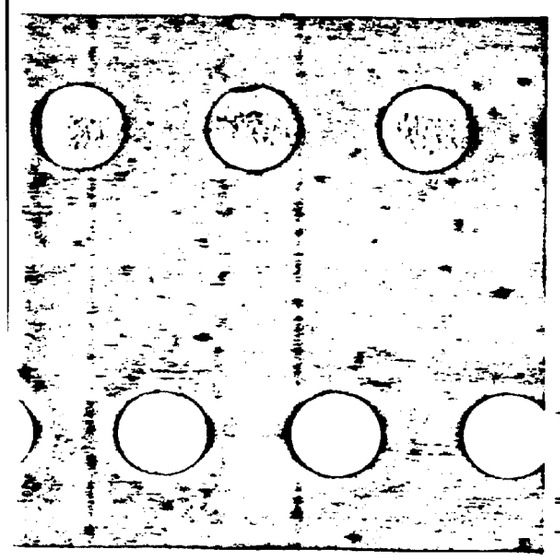
Notary Public

15086
IDENTIF. & REFERENCE

95 MAR 28 PM 12:47
REGISTER
DAVIDSON COUNTY, TN.

4635 03/28 0101 03CHECK
873.50

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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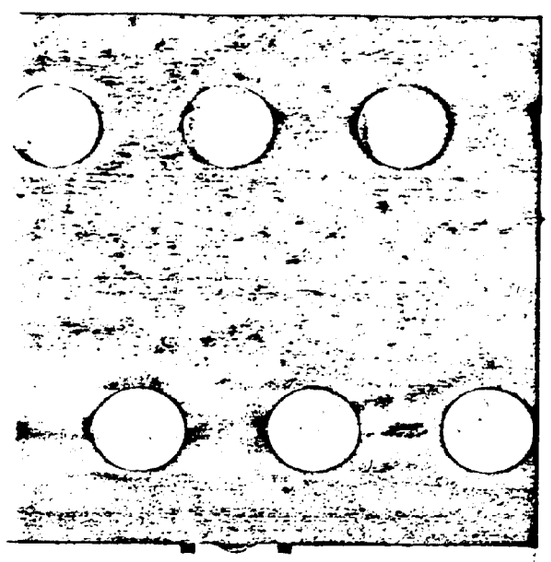
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50
CHECK 878.50

03/28/95 01 12:48 0001 4635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45886
IDENTIF. & REFERENCE

95 MAR 28 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 894187