47733

IDENTIFICATION 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: (kd) Title No: 36210
Dav. Co. File: Box 8

BOOK 9634 PG 629

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Curtis A. Dansby Nancy J. Gritter 156 Kenner Avenue Nashville, Tennessee 37205	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 116-4-50

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 **Owen A. Waldrop, III and spouse, Laura M. Waldrop,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis A. Dansby and Nancy J. Gritter, 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 the southerly 50 feet of Lot No. 18 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 18 fronts 50 feet on the easterly margin of Kenner Avenue and runs back between lines measuring 183 feet on the southerly line and 186-1/4 feet, more or less, to a dead line in the rear bordering on a 10 foot reserved strip, measuring 50.08 feet thereon.

BEING the same property conveyed to Owen A. Waldrop, III and wife, Laura M. Waldrop, as tenancy by the entireties by deed from Paula J. Siegel Wuescher and husband, Maurice Leslie Wuescher, III of record in Book 8521, page 187, 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..

This is improved property, known as: 156 Kenner Avenue, Nashville, Tennessee 37205

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 31st day of March, 1995.

Owen A. Waldrop, III **Laura M. Waldrop**

State of Tennessee
County of Davidson

On this 31st day of March, 1995, before me the undersigned authority, personally appeared **Owen A. Waldrop, III** and **Laura M. Waldrop**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163500.00

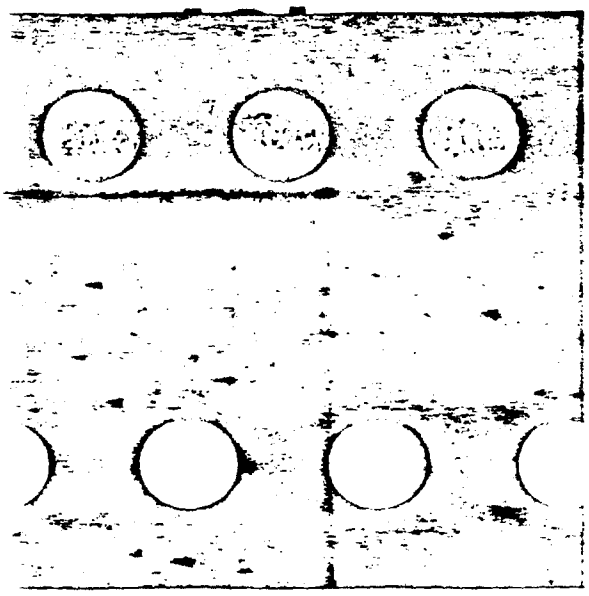
Affiant

Sworn and subscribed before me on the 31st day of March, 1995.

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

Notary Public

5754 04/03 3101 03CHECK 613.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

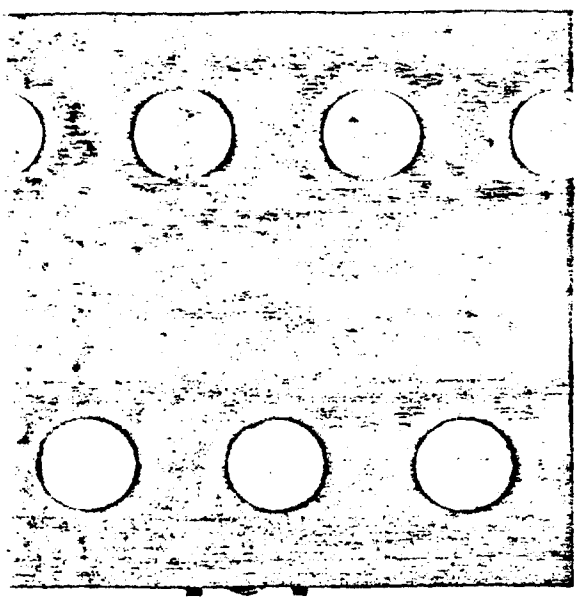
RECEIVED OF _____

FOR _____

BOOK 9634 PG 631

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
163500.00
CON TX 604.95
PRFEE 1.00
WDEED 8.00
TOTAL 613.95
CHECK 613.95
04/03/95 01 12:33 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47788
IDENTIF. & REFERENCE
95 APR -3 PM 12:34
REGISTER
DAVIDSON COUNTY, TN.

No. 896284