THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9635 PG 380

The actual consideration or value, whichever is greater, for this transfer is $ 157,000.00

Affiant

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

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KAREN F. ROARK 1809 Beechwood Avenue Nashville, Tennessee 37212	PNC MORTGAGE CORP. 440 N. Fairway Drive Vernon Hills, Illinois 60061	MAP 104-16 PARCEL 254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100- ---------- ($ 157,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WILLIAM J. CHOATE AND WIFE, NANCY H. CHOATE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KAREN F. ROARK AND SARAH SHERMAN MARTIN, BOTH 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:

BEING the easterly half of Lot No. 226 on the plan of Belmont Land Company's Property caled "Belmont Height" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 226 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to William J. Choate and wife, Nancy H. Choate, by deed from Leslie A. Falk, unmarried, of record in Book 8036, page 872, Register's Office for Davidson County, Tennessee.

MAIL ENV.

This is improved property known as 1809 Beechwood Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Property "Belmont Height" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT ... and bind ... themselves, ... their ... heirs and representatives to warrant and forever defend the title to the said GRANTEE s ... their ... heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of March, 19 95.

WILLIAM J. CHOATE

NANCY H. CHOATE

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 WILLIAM J. CHOATE AND WIFE, NANCY H. CHOATE, 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 this 30th day of March, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9635 PG 382

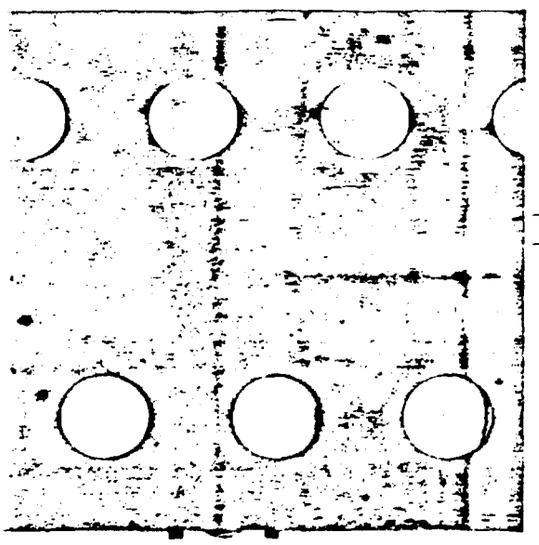
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	157000.00
CON TX	580.90
PRFEE	1.00
MTEED	8.00
TOTAL	589.90
CHECK	589.90

14/03/95 01 14:42 0001 6972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48006
IDENTIFICATION REFERENCE

95 MAR -3 PM 2:43

DAVIDSON COUNTY TN

No. 896502