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ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John E. Waller	PNC Mortgage Corp. of America	MAP and PARCEL
Carmella Waller	Attn: Tax Dept.	
5662 Cloverland Drive	440 North Fairway Drive	171-66
Brentwood, TN 37027	Vernon Hills, IL 60060	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Louis T. Josie and Nancy C. Josie, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Waller and Carmella Waller, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, being Lot No. 13 on the Plan of Brentwood Gardens, of record in Book 1130, Page 16, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Louis T. Josie and wife, Nancy C. Josie by deed from Cecil L. Ryan and wife, Betty Joan Ryan appearing of record in Book 8552, Page 154, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5662 Cloverland Drive, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 16, said Register's office and all matters therein; 3) Metro Sewer Easement appearing of record in Book 7389, Page 149, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $217,000.00

Affiant

Subscribed and sworn before me this 13th day of April, 1995.

My Commission Expires: 5-24-97

Notary Public

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **April, 1995**.

Louis T. Josie

Nancy C. Josie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Louis T. Josie and Nancy C. Josie, husband and wife** , with whom I am personally acquainted, or who 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 **13th** day of **April, 1995**.

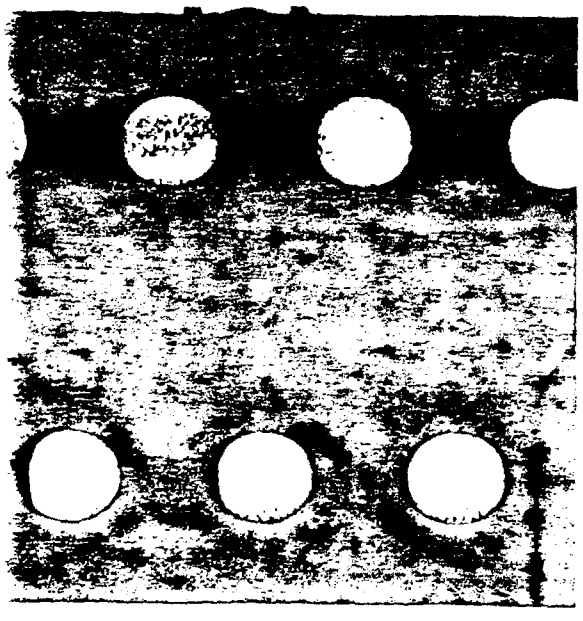
Notary Public
My Commission Expires: 5-24-97

File No. 9504-125

51795
IDENTIF. & REFERENCE

95 APR 17 PM 12:35
REGISTER
DAVIDSON CO., TN.

1113 94/17 0101 03CHECK 811.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

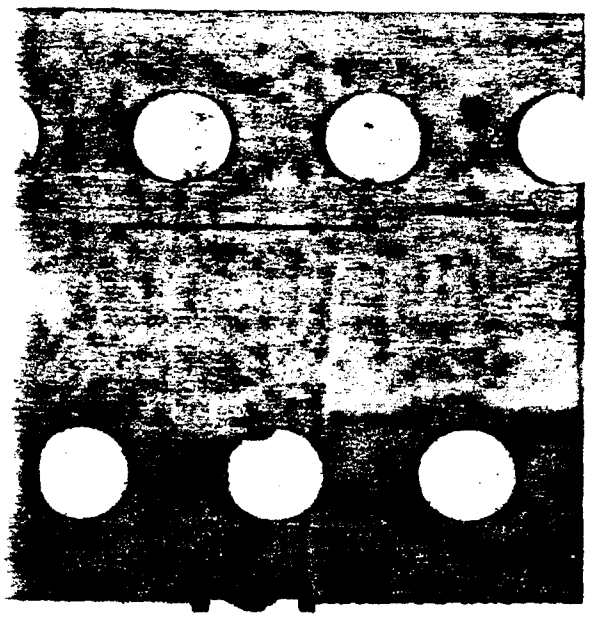
RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WC 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 217000.00
CON TX 802.90
PRFEE 1.00
WDEED 8.00
TOTAL 811.90
CHECK 811.90

04/17/95 01 12:34 0001 1113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51795
IDENTIF. ↑ REFERENCE

95 April 17 PM 12.35
Felix Z Wilson II
Davidson County

No. 900592