9649

BOOK 9649 PG 184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April 19 95.

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY J. GILLIES (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 147-08
3746 FAULKNER DRIVE (ADDRESS)	440 N. FAIRWAY DRIVE (ADDRESS)	PARCEL 159.00
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 60061 (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, SETH E. BROWN AND WIFE, GERTRUDE W. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY J. GILLIES, 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. 138 on the plan of Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for said County.

Beginning at a point in the Northwesterly margin of Leopole Road, at the corner of Lot Nos. 138 and 139; thence with the line between said lots Northwesterly 131.9 feet to a corner of Lot 137; thence with a line between Lot No. 137 and 138; Southwesterly 100 feet to the Easterly margin of Faulkner Drive; thence with the margin of the same, Southeasterly 107 feet to the beginning of a curve; thence around said curve Easterly 39.3 feet to the margin of Leopole Road; thence with the margin of the same, Northeasterly 91 feet to the point of beginning.

BEING the same property conveyed to Seth E. Brown and wife, Gertrude W. Brown by deed from Fred Barry Adams and wife, Wanda Marie Adams of record in Book 9297, page 606, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3460, page 295, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 3746 FAULKNER DRIVE, NASHVILLE, TN 37211
(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 hands this 17th day of April 19 95

Seth E. Brown
SETH E. BROWN

Gertrude W. Brown
GERTRUDE W. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9649 PG 185

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SETH E. BROWN AND WIFE, GERTRUDE W. BROWN

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 NASHVILLE, Tennessee, this 17th day of April, 19 95.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(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

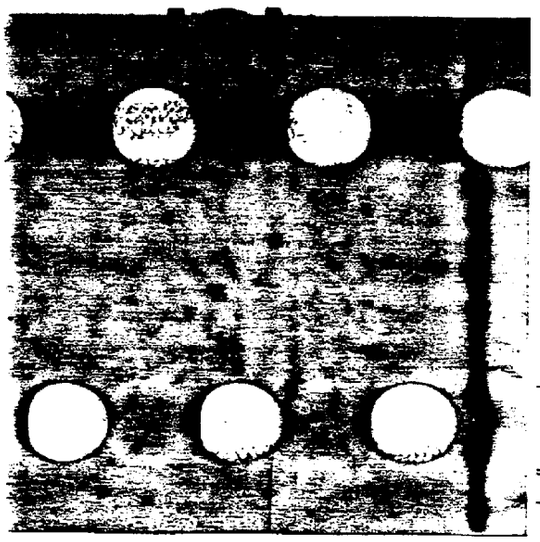
IDENTIFICATION REFERENCE

52955

95 APR 19 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

Page 2 of 2



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

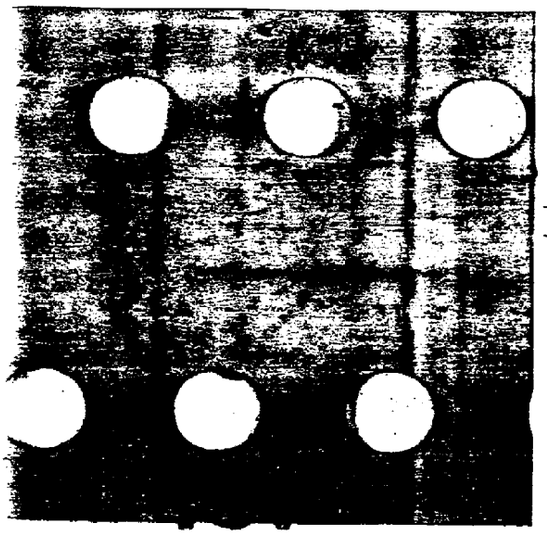
RECEIVED OF _____

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	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
MTA	314.25
CHECK	314.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/95 01 09:55 0001 2409

52955
IDENTIFICATION REFERENCE

95 APR 19 AM 9:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 901877