THIS INSTRUMENT PREPARED BY:

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

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9654 PG 726

The actual consideration or value, whichever is greater, for this transfer is $ 140,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 25th day of April 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEFFREY L. HILL 1715 Linden Avenue Nashville, Tennessee 37212	PNC MORTGAGE CORP. 440 N. Fairway Drive Vernon Hills, Illinois 60061	MAP 104-16 PARCEL 196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND FIVE HUNDRED AND NO/100---------- ($ 140,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, DEBORAH KOWALSKI, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JEFFREY L. HILL AND MICHELE M. JOHNSON, BOTH UNMARRIED, as Joint Tenants 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:

BEING the west half of Lot No. 164 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID westerly half of Lot No. 164 fronts 50.0 feet on the southerly side of Linden Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Deborah Kowalski, unmarried, by deed from Douglas K. Morris, unmarried, of record in Book 8520, page 916, Register's Office for Davidson County, Tennessee.

5484
IDENTIF. ↑ REFERENCE

95 APR 26 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1715 Linden 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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has 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 Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself, her 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 I have hereunto set my hand on this the 25th day of April, 19 95.

Deborah Kowalski

DEBORAH KOWALSKI

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 DEBORAH KOWALSKI, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 1995.

Mitchell A Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

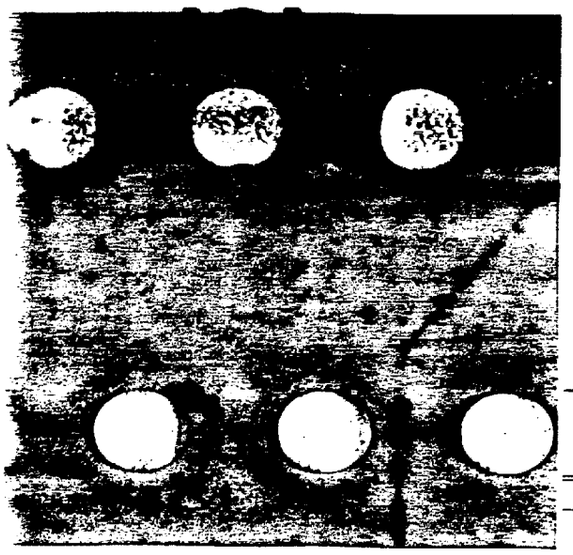
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

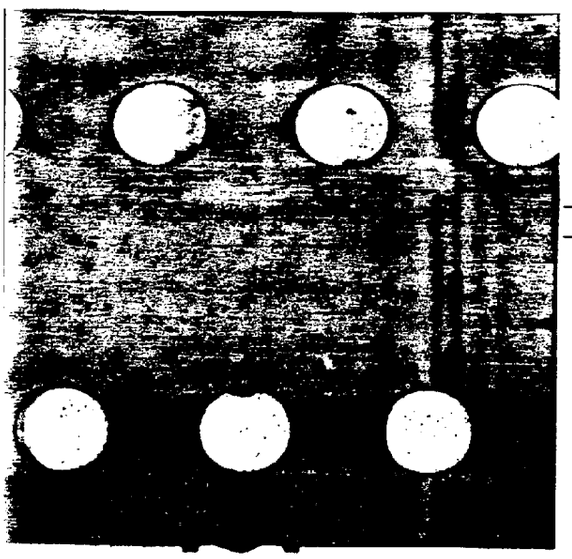
Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

4490 04/26 0101 03CHECK 528.85





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

RECEIVED OF _____

FOR _____ BOOK 9654 PG 728

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
140500.00
CON TX 519.85
PRFEE 1.00
WDEED 8.00
TOTAL 528.85
CHECK 528.85

04/26/95 01 09:20 0001 4490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54844
IDENTIF. ← REFERENCE

95 APR 26 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 903937