BOOK 9655 PG 87

54930
IDENTIF. & 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: (cmw) Title No: 36244
Dav. Co. File: Box 8

95 APR 26 AM 10:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William M. Smith 4309 Signal Hill Drive Nashville, TN 37205	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 130-03-29 BM 07655

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 **Browder R. Means and spouse, Polly T. Means,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William M. Smith, a single person,** 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 Lot No. 9 of Block 9 on the plan of John Calhoun's Re-subdivision of a part of the Royal Oaks Subdivision, of record in Book 547, page 167, Register's Office for said County.

SAID Lot No. 9 fronts 100 feet on the southerly margin of Signal Hill Drive and extends back 198 feet 5 inches on the westerly line and 198 feet 9 inches on the easterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Browder R. Means and wife, Polly T. Means by deed from James Thomas Bostick and wife, Roberta Clark Bostick of record in Book 2089, page 363, 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: 4309 Signal Hill Drive, Nashville, TN 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 24th day of April, 1995.

Browder R. Means
Browder R. Means

Polly T. Means
Polly T. Means

State of Tennessee
County of Davidson

On this 24th day of April, 1995, before me the undersigned authority, personally appeared **Browder R. Means** and **Polly T. Means**, 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: PERCY ATKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194400.00

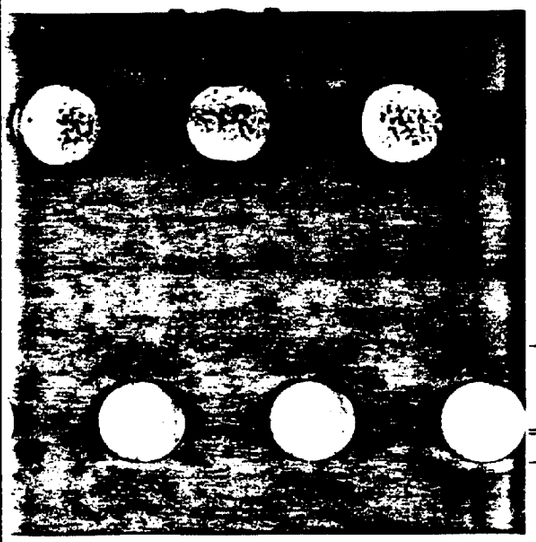
William M. Smith
Affiant

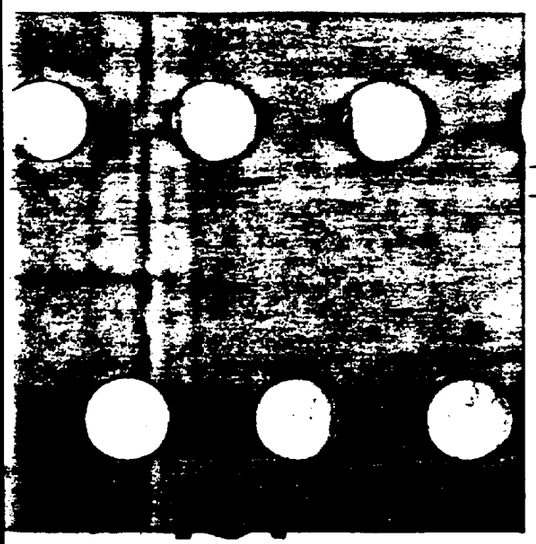
Sworn and subscribed before me on the 24th day of April, 1995.

My Commission Expires: PERCY ATKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

Notary Public

4529 04/28 04:01 03CHECK 728.28





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	
				194400.00
			CON TX	719.28
			PRFEE	1.00
			WDEED	8.00
			TOTAL	728.28
			CHECK	728.28
04/26/95	01		10:36 0001	4599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54930
IDENTIF. # REFERENCE

95 APR 26 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904046