File Box 9-B
First Title and Escrow Company
File #13078

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9660 PG 833

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LYNDA C. ROWE (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	Map 143-2-B
752 Harpeth Trace Drive, Unit 27 (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	Parcel 27
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FB # 9DZ79030

FOR AND IN 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, ~~ANITA P. STROZIER AND VERNON V. SADLER~~, Both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~LYNDA C. ROWE~~, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 27 on the Plan of (Revised) Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita P. Strozier and Vernon V. Sadler, as tenants in common by deed from Billy Mike Smithson and wife, Jennifer Lynn Smithson of record in Book 9176, page 114, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6287, page 417; (3) Common area of record in Book 6465, page 410; (4) Charter of Incorporation of record in Book 8085, page 576; (5) Easements of record in Book 5360, page 320, Book 5364, page 882, Book 4889, page 192 and in Book 5142, page 694; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 455, said Register's Office.

56812
IDENTIF. & REFERENCE

95 MAY -2 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5636 05/02 0101 03CHECK 419.70

unimproved ( )
This is improved (XX) property, known as ~~752 Harpeth Trace Drive, Unit 27, Nashville, TN 37221~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this ~~27th~~ day of ~~April~~, 19 ~~95~~

Anita P. Strozier by Kathy Coleman

ANITA P. STROZIER
By Kathy Coleman, Attorney-In-Fact
By Power of Attorney recorded
simultaneously herewith

Vernon V. Sadler by Kathy Coleman

VERNON V. SADLER
By Kathy Coleman, Attorney-In-Fact
By Power of Attorney recorded
simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9660 PG 834

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Coleman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of Anita P. Strozier and Vernon V. Sadler and is authorized by Anita P. Strozier and Vernon V. Sadler to execute this instrument on their behalf.

Witness my hand, at Office, this 27th day of April, 1995.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Lynda C Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

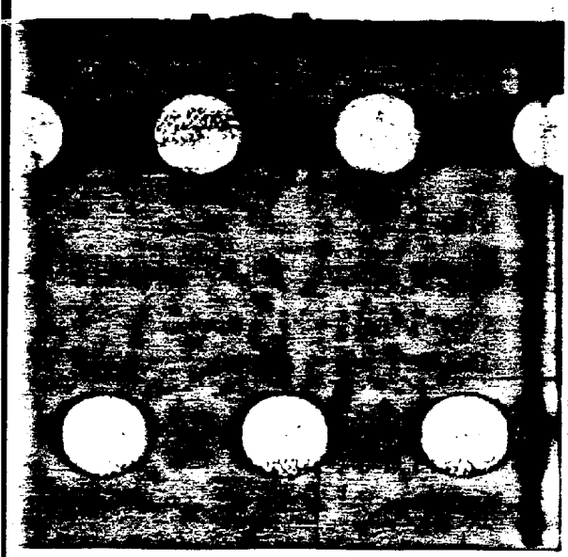
WARRANTY DEED

FROM ANITA P. STROZIER AND VERNON V. SADLER

TO LYNDA C. ROWE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

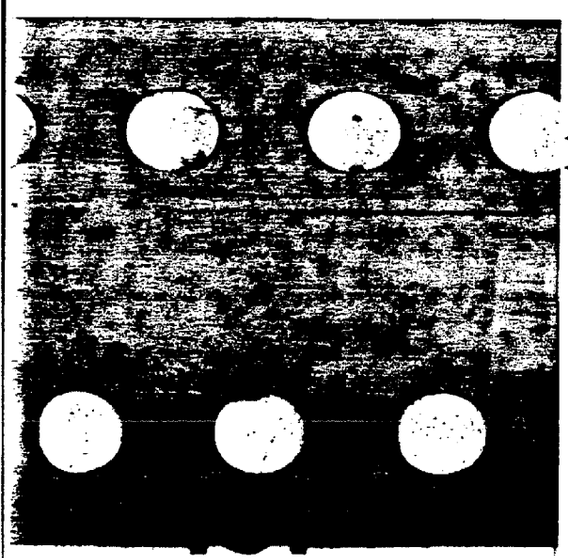


RECEIVED OF _____

FOR _____ BOOK 9660 PG 835

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
111000.00
CON TX 410.70
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 419.70
CHECK 419.70

05/02/95 01 10:47 0001 6636

56812
IDENTIF. & REFERENCE

95 MAY -2 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906059