Saturn & Mazer
File Box '7'

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick R. Herren, unmarried (NAME)	PNC Mortgage Corp. of America (NAME)	91-11-196
5310 Georgia Avenue (ADDRESS)	440 North Fairway Drive (ADDRESS)	12W 9615
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 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, The Estate of Arthor B. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick R. Herren, unmarried and Philip D. Herren and Patricia Herren

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 part of Lots No. 1221, 1223 and 1225 of Block 189, Extension of Plan No. 1, West Nashville, an of record in Book 57, page 173, Register's Office for said County, described according to a copy of a survey thereof made by Stephen A. Draper, Surveyor, dated May 28, 1962, as follows:
BEGINNING on the north margin of Georgia Avenue, at a point 66 feet west of the common corner of Lots No. 1215 and 1217; thence west along said Avenue, 45.6 feet to a point in the west line of the abandoned Richard Creek Extension to the West Nashville Branch of the N.C. & St. L. Railroad; said point also being 18.95 feet east of the easterly margin of Morrow Road; thence leaving Georgia Avenue in a northerly direction 152.3 feet to a point in the south margin of a 25 foot alley, said point being 13 feet east of the east margin of Morrow Road; thence east with said alley, 50.6 feet to a point 94 feet west of the common corner of Lots No. 1215 and 1217; thence in a southerly, direction 152.3 feet to the point of beginning, of the Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description of lots.

BEING the same property conveyed to Arthor B. Williams and wife, Edith B. Williams by deed from John Theodorou, as devisee under the Will of George Theodorou of record in Will Book 62, page 274 of record in Book 3399, Page 504, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Edith B. Williams has since died, Arthor B. Williams died later, leaving Ronald B. Williams as Executor and sole heir-at-law by Will probated in the Probate Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5310 Georgia Avenue, Nashville, Tennessee 37209
(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 my hand this 25th day of April, 19 95

The Estate of Arthor B. Williams
by Ronald B. Williams Exec.
Ronald B. Williams Executor

BOOK 9661 PG 760

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 The Estate of Arthor B. Williams
Ronald B. Williams, Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 19 95.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer a Notary Public within and for the State and County aforesaid, personally appeared Ronald B. Williams and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Arthor B. Williams the within named bargainor, ~~a corporation~~, and that he as such Executor 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 Ronald B. Williams as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of April 19 95.

My commission expires 7/25/98

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

57045

IDENTIF. & REFERENCE

95 MAY -2 PM 3:13

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

WARRANTY DEED

FROM

The Estate of Arthor B. Williams

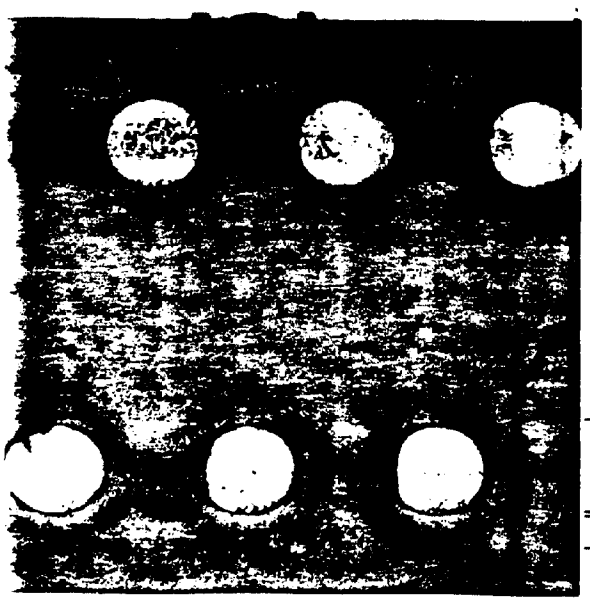
TO

Derrick R. Herren, unmarried and Phillip D. Herren and Patricia Herren

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

3878 05/02 0101 03CHECK 334.60



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

RECEIVED OF _____

FOR _____

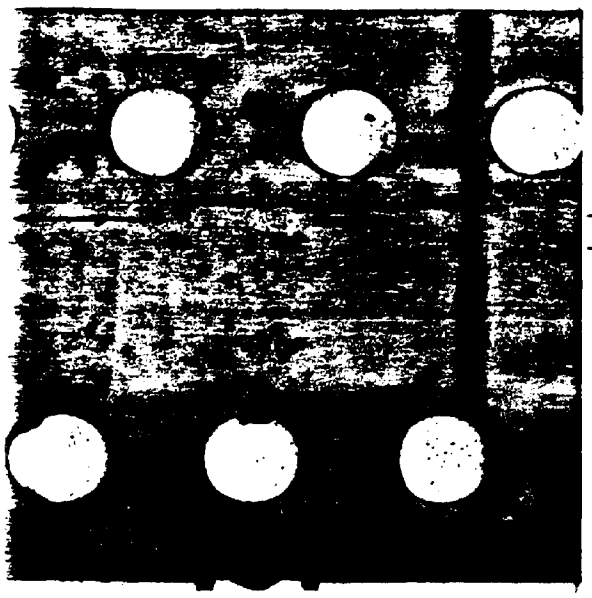
BOOK 9661 PG 761

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 88000.00
CON TX 325.60
PRFEE 1.00
MDEED 8.00
TOTAL 334.60
CHECK 334.60

05/02/95 01 15:17 0001 6878



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57045
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906299