ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jon W. Bunce	PNC Mortgage Corp. of America	MAP and PARCEL
Judy A. Bunce	Attn: Tax Dept.	
2717 Priest Lake Drive	440 North Fairway Drive	150-1-12
Nashville, TN 37217	Vernon Hills, IL 60061	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kathleen V. Fuller, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jon W. Bunce and Judy A. Bunce, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Edge-O-Lake Estates, Section I, as of record in Book 3600, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 72.7 plus 7.3 feet on the westerly side of Priest Lake Drive, and runs back 136.20 feet on the southerly line and 130.96 feet on the northerly line to a dead line, measuring 71.09 feet thereon.

Being the same property conveyed to Kathleen V. Fuller, by quitclaim deed from Gary G. Fuller to Harold Reeves, Trustee, and from Harold Reeves, Trustee to Kathleen V. Fuller, of record in Book 9285, Page 173, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Gary G. Fuller and wife, Kathleen V. Fuller, by quitclaim deed from Gary G. Fuller and Kathleen V. DeMatteo to Matthew T. Harris, Trustee, and from Matthew T. Harris, Trustee to Gary G. Fuller and wife, Kathleen V. Fuller, of record in Book 6850, Page 599, said Register's Office, and further being the same property conveyed to Gary G. Fuller, unmarried and Kathleen V. DeMatteo, by deed from Willie Lee Hyde, Jr. and wife, Mary Louise Hyde, of record in Book 5179, Page 252, said Register's Office.

Kathleen V. Fuller is one and the same person as Kathleen V. DeMatteo.

This is property with a common address of 2717 Priest Lake Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3600, Page 43, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3679, Page 279, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $89,500.00

Jon W. Bunce
Affiant

Subscribed and sworn before me this 24th day of April, 1996.

Notary Public

My Commission Expires: 1-24-98

JOHN EUBANK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **April, 1995.**

Kathleen V. Fuller

Kathleen V. Fuller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Kathleen V. Fuller, unmarried** , with whom I am personally acquainted, or who 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 **24th** day of **April, 1995.**

Dawn Eubanks

Notary Public
My Commission Expires: 1-25

NOTARY PUBLIC AT LARGE

File No. 9504-135

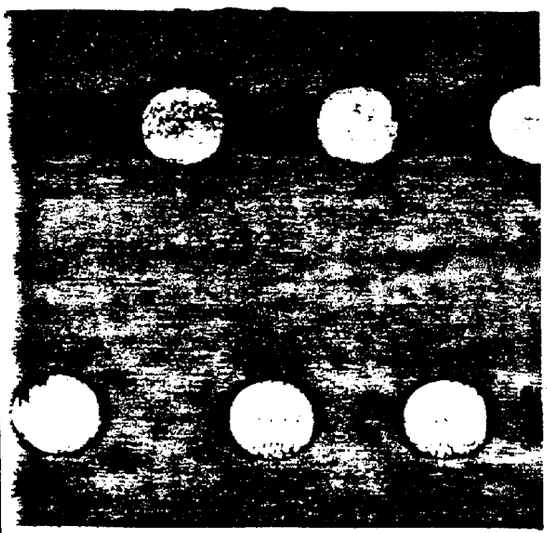
57855

IDENTIF. & REFERENCE

95 MAY -4 PM 1:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7761 05/04 1101 03CHECK 340.15



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

RECEIVED OF _____

FOR _____

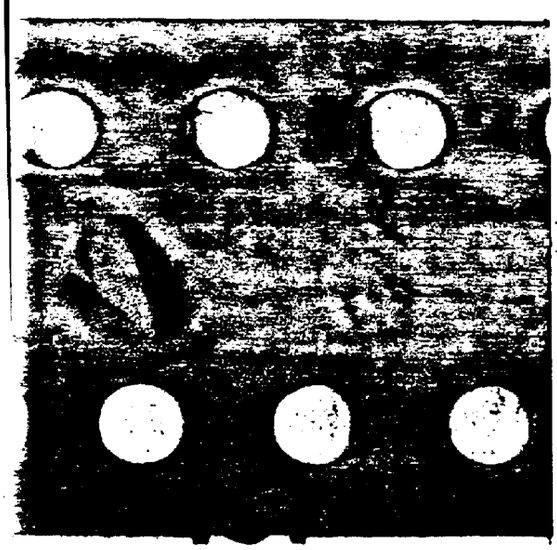
BOOK 9664 PG 356

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

05/04/95 01 13:41 0001 7761



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57855
IDENTIF. # REFERENCE

95 MAY -4 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 907175