File in Box No. 19 B

95-5-19

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9677 PG 826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY L. CLEARY (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 104-06-0-F
3310 Long Blvd., B-5 (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 009CO
Nashville, TN 37203-1048 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	FB #21W-13086

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, WE, JAMES E. SHMERLING, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY L. CLEARY, UNMARRIED AND TIMOTHY R. CLEARY, A MARRIED PERSON

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 Unit No. B-5, as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums, of record in Book 6290, Page 125, as amended in Book 6359, Page 510, and Book 6365, Page 587, Register's Office for Davidson County, Tennessee, and appearing on the Plan of Longview Condominiums, of record in Book 6200, Page 101, said Register's Office, and made subject to all Covenants and Restrictions set forth therein.

BEING the same property conveyed to James E. Shmerling, by Quitclaim Deed from Acklen Properties, a Tennessee Joint Venture, of record in Book 9191, Page 743, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums, of record in Book 6290, Page 125, as amended in Book 6359, Page 510, and Book 6365, Page 587, Register's Office for Davidson County,

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 3310 Long Blvd., B-5, Nashville, TN 37203-1046
(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 19th day of May, 19 95

JAMES E. SHMERLING James E. Shmerling
By: Betty L. Buckner
Betty L. Buckner, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

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(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, a 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 at office at _____ on this the _____

day of _____ 19_____.

My commission expires _____ _____

Notary Public

Legal continued from Page 1

Tennessee; By-Laws of record in Book 6290, Page 159, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of James E. Shmerling pursuant to a Power of Attorney executed by same on the 11th day of May, 1995, and being filed for record simultaneously herewith.

Subject property is NOT the principal place of residence of the Grantor herein.

3289 05/22 0101 03CHECK 230.63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1995, before me personally appeared Betty J. Buckner, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of James E. Shmerling, and acknowledged that she executed the same as the free act and deed of the said James E. Shmerling.

Notary Public

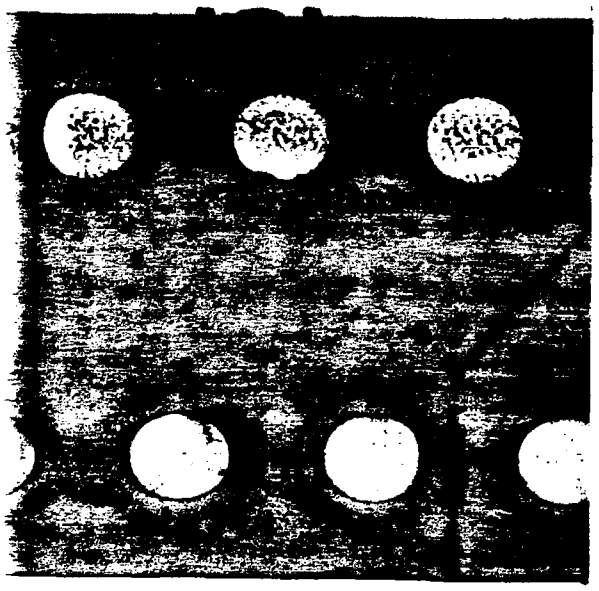
My Commission Expires: 9/16/95

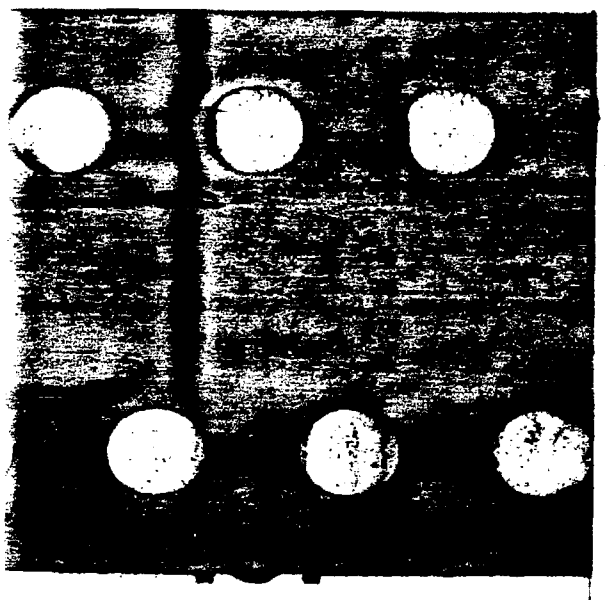
JULES WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE

95 MAY 22 AM 11:40

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





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 828

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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63
CHECK 230.63
05/22/95 01 11:43 0001 3289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062832
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 11:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912633