BOOK 9681 PG 12

WARRANTY DEED

BOX #19B

G#95-5-44

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,777.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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: MORTGAGEE:	MAP-PARCEL NUMBERS
MARY MONTGOMERY (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 134-13
4807 Linbar Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 107
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FB #05DU-11126

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, PATRICK D. CHADWICK AND WIFE, CHASITY CHADWICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY MONTGOMERY

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:

LAND in Davidson County, Tennessee, being Lot No. 193 on the Plan of Kenilworth Estates, Section Four, as of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Patrick D. Chadwick, single, by Deed from Charles A. Lawson and wife, Annette Lawson, of record in Book 9400, Page 378, Register's Office for Davidson County, Tennessee. The said Patrick D. Chadwick having since married.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on two (2) Notes and secured by Deeds of Trust, as follows: 1) Deed of Trust executed by Charles A. Lawson and wife, Annette Lawson, to CityFed Mortgage Company (now held by PNC Mortgage Corp. of America), in the original principal amount of $70,584.00, of record in Book 6872, Page 416, Register's Office for Davidson County, Tennessee; and, 2) Deed of Trust executed by Patrick D. Chadwick, single, to Charles Lawson and wife, Annette Lawson, in the original principal amount of $16,000.00, of record in Book 9400, Page 381, said Register's Office.

CHASITY Chadwick, spouse of the above named Patrick D. Chadwick, joins in this conveyance for the purpose of releasing any and all rights she may have in and

CONTINUED

unimproved ( )
This is improved (X) property, known as 4807 Linbar Drive, Nashville, TN 37211
(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 our hand s this 23rd day of May 19 95

PATRICK D. CHADWICK

CHASITY CHADWICK

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 PATRICK D. CHADWICK AND WIFE, CHASITY CHADWICK

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 23rd day of May, 19 95.

Commission expires September 16, 1995

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, and 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

to the above described property, especially her marital rights.

IDENTIF. ↑ REFERENCE 006381 4

95 MAY 25 AM 11:13

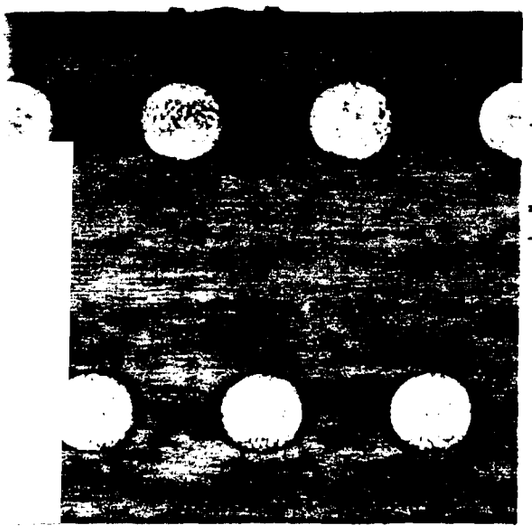
REGISTER DAVIDSON CO. TN.

1413 05/25/95 0101 03CHECK 344.96

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

RECEIVED OF _____

FOR _____



BOOK 9681 PG 14

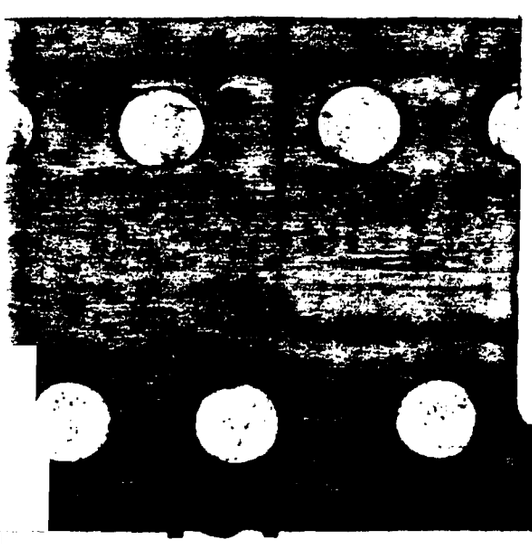
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90777.97
CON TX 335.96
PRFEE 1.00
WDEED 8.00
TOTAL 344.96
CHECK 344.96

05/25/95 01 11:16 0001 4410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0063814
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913745