Box 53

WARRANTY DEED

BOOK 9684 PG 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY ERNEST SPALDING (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 43-12
204 RIO VISTA DRIVE (ADDRESS)	440 NORTH FAIRWAY DRIVE (ADDRESS)	PARCEL 14
MADISON, TN 37115 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 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, BILLY E. BROWN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY ERNEST SPALDING AND LYNN DADMUN NICHOLS, UNMARRIED PERSONS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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 Lot No. 3 on the unrecorded plan of Ellen and Vandiver's Subdivision, Block "A", part of Lot No. 10, on the Plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and further described according to a survey by Cummings Associates Land Surveyors, dated February 8, 1989, as follows:

SAID Lot fronts 50 feet on the easterly margin of Rio Vista Drive and runs back 275 feet between parallel lines to a line on the rear which measures 50 feet.

Being the same property conveyed to Billy E. Brown, by Deed from Sherry S. Brown of record in Book 9627, page 141, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to Billy E. Brown and wife, Sherry S. Brown by deed of record in Book 7773, page 183, Register's Office for Davidson County, Tennessee. The said Billy E. Brown and Sherry S. Brown having since divorced.

95 MAY 31 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

00651168

unimproved ( )
This is improved (X) property, known as 204 RIO VISTA DRIVE, MADISON, TN 37115
(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 26th day of May 19 95

Billy E Brown
BILLY E. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9684 PG 963

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY E. BROWN, UNMARRIED

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 GOODLETTSVILLE, Tennessee, this 26th day of May 19 95.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

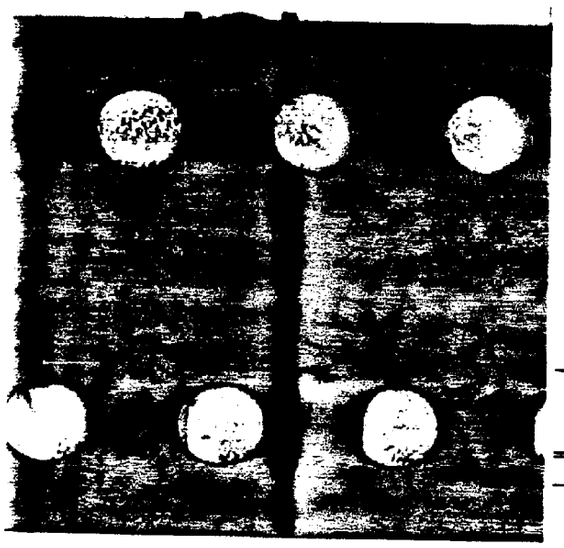
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5872 05/31 0101 03CHECK 238.03



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

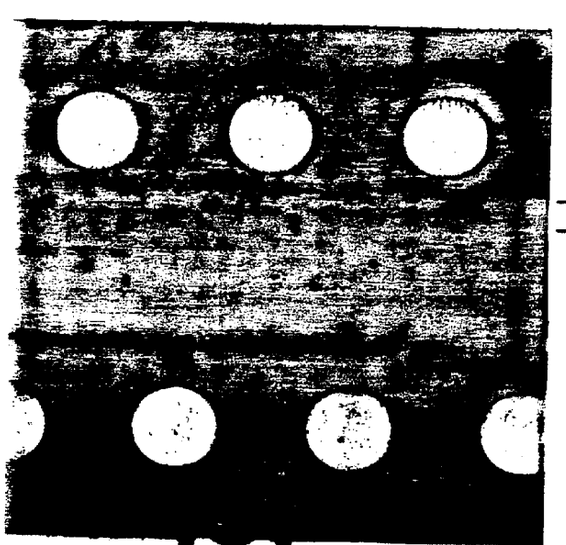
RECEIVED OF _____

FOR _____

BOOK 9684 PG 967

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 61900.00
CON TX 229.03
PRFEE 1.00
MDEED 8.00
TOTAL 238.03
CHECK 238.03

05/31/95 01 09:21 0001 5872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065168
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915191