FILED

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9724 PG 781

ADDRESS NEW OWNER:
Venita Lynn Hailey
607 Selsey Court North
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 North Fairway Drive
Vernon Hills, Illinois 60061

MAP AND PARCEL:
MAP 64-16C
PARCEL 24
4D93680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edward Paul Thomas Jr. and wife, Sandra Gail Thomas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Venita Lynn Hailey, unmarried , 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 105, Second Revision, Section One, Wembley Downs, as recorded in Book 7900, Page 301, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Edward Paul Thomas, Jr. and wife, Sandra Gail Thomas, by deed from Phillips Builders, Inc. of record in Book 8575, Page 343, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants of record in Book 8304, Page 623, amended in Book 8447, Page 633; Amendment to By-Laws of record in Book 9522, Page 349; Charter of record in Book 8404, Page 718; and Quitclaim Deed conveying Common Area of record in Book 8405, Page 408, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement, utility anchor easement, and minimum building setback lines of record in Book 7900, Page 301, said Register's Office.

This is improved property known as 607 Selsey Court North, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Venita Lynn Hailey, unmarried, their heirs and assigns, forever; and we, Edward Paul Thomas Jr. and wife, Sandra Gail Thomas 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1995.

Edward Paul Thomas Jr.

Sandra Gail Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward Paul Thomas Jr. and wife, Sandra Gail Thomas the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 90,000.00.

AFFIANT 6/30/95

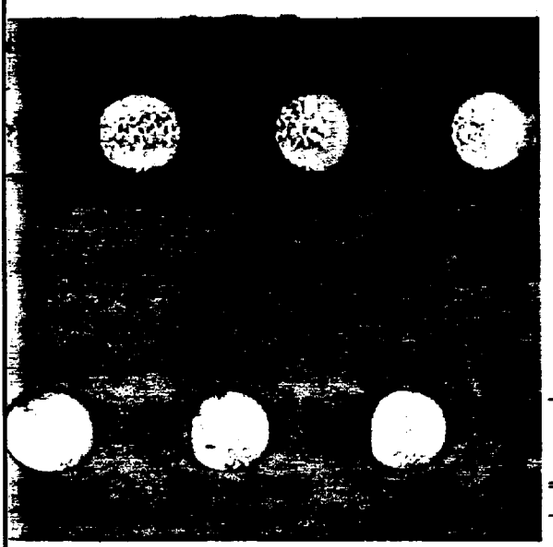
Subscribed and sworn to before me this 30th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 9-21-96

8820 07/07 0101 03CHECK 342.00

95 JUL -7 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0076988



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

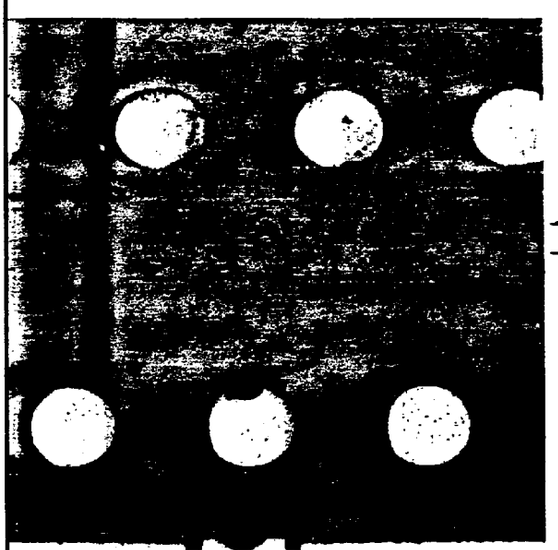
RECEIVED OF _____

FOR _____

BOOK 9724 PG 783

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 10:41 0001 8820

95 JUL -7 AM 10:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0076988

IDENTIF. ↑ REFERENCE

No. 927958