BOOK 9749 PG 655

BOX #19B
G#95-7-51

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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
SHAUN E. HELTON (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 096-05
238 Cumberland Circle (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 011
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	FB #03DZ-17180

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, WILLIE DOYLE SMITH AND WIFE, MELFORD S. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAUN E. HELTON AND WIFE, SANDRA E. HELTON

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 "F" on the Map of R. D. Stanford's unrecorded Resubdivision of parts of Lot No. 91, etc., of Bluefields Subdivision, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, September 7, 1940, as follows:

BEGINNING at a point in the southerly margin of Cumberland Circle, at the common corner of Lots "E" and "F", being the Northeast corner of the property conveyed to Jon L. Blume and wife, by deed from R. D. Stanford, Jr., Trustee, of record in Book 1157, Page 276, said Register's Office; thence, along Blume's East line southerly 300 feet to a point; thence, easterly 85 feet to a point; thence, northerly 302 feet to the South margin of Cumberland Circle; thence, with the margin of the same, around a slight curve, westerly 72 feet to the point of BEGINNING.

BEING the same property conveyed to Willie Doyle Smith and wife, Melford S. Smith, by Deed from G. C. Thompson and wife, Elizabeth W. Thompson, of record in Book 2279, Page 197, Register's Office for Davidson County, Tennessee.

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; Affidavit of Easement for Driveway purposes of record in Book 9524, Page 496, Register's Office for Davidson County, Tennessee; Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4337, Page 270, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 238 Cumberland Circle, Nashville, TN 37214
(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 31st day of July, 19 95

Willie Doyle Smith
WILLIE DOYLE SMITH

Melford S. Smith
MELFORD S. SMITH

BOOK 9749 PG 653

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 WILLIE DOYLE SMITH AND WIFE, MELFORD S. SMITH

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 31st day of July 19 95.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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 _____

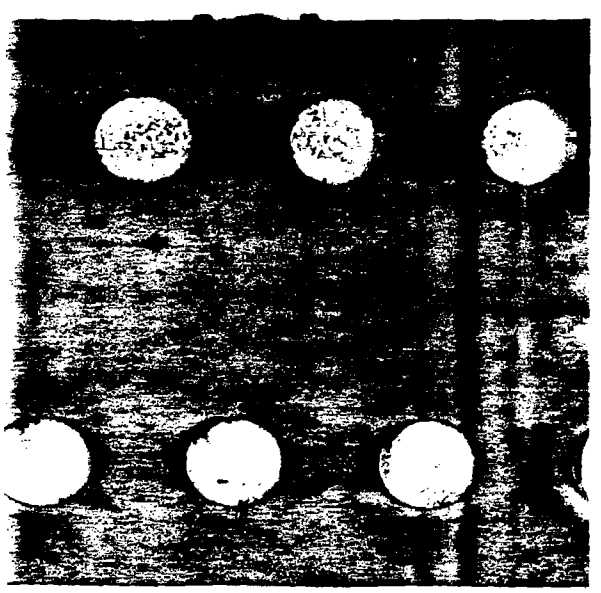
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE

95 AUG -2 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7881 08/02 0101 03CHECK
286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

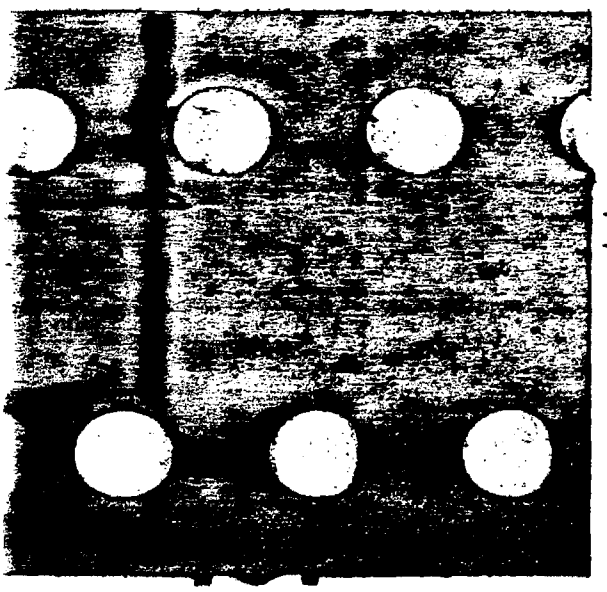
RECEIVED OF _____

FOR _____

BOOK 9749 PG 657

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50
08/02/95 01 13:50 0001 7881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085270
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936913