BOOK 9786PG947

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,050.00

Richard D. Hanson
Affiant

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

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD D. HANSON 1008 Montrose Avenue Nashville, Tennessee 37204	PNC MORTGAGE CORP. 440 N. Fairway Drive Vernon Hills, Illinois 60061	MAP 118-1 PARCEL 203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND FIFTY AND NO/100---------- ---------- ($ 61,050.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JAMES E. PERRY

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RICHARD D. HANSON AND WIFE, PATRICIA M. HANSON hereinafter called the Grantee s, 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. 111 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 fronts 50.0 feet on the north side of Montrose Street or Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Ollie Stewart and wife, Josephine W. Stewart, by deed from Laura D. Thompson of record in Book 4164, page 803, Register's Office for Davidson County, Tennessee; the said Ollie Stewart and Josephine W. Stewart having both since died with Ollie Stewart predeceasing Josephine W. Stewart and she having died intestate leaving James E. Perry and Helen Perry Branch as her sole heirs at law. The said Helen Perry Branch having since died testate and by her Will of record in Will Book 198, page 607, Probate Court for Davidson County, Tennessee, devised her interest in subject property to James E. Perry.

1995 09/27 0101 03CHECK 234.70

This is improved property known as 1008 Montrose Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs_ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of August, 19 95.

James E Perry by Scott Troxel Attorney in Fact
JAMES E. PERRY

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 _____, 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

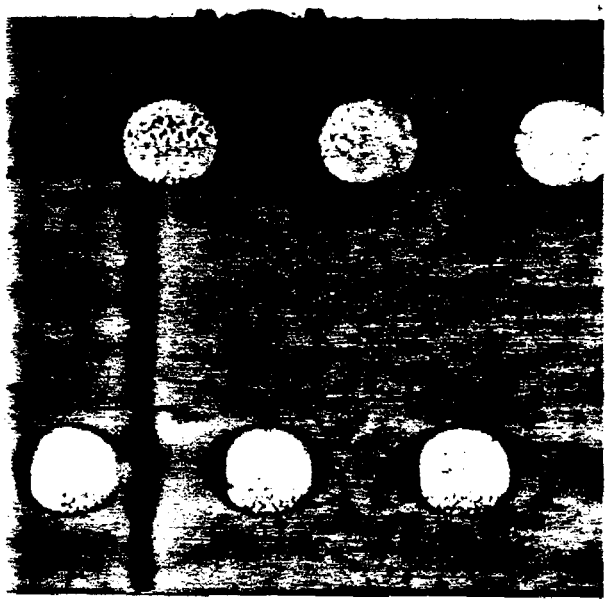
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Troxel to me known to be the person who executed the foregoing instrument in behalf of James E. Perry and acknowledged that he executed the same as the free act and deed of the said James E. Perry.

Witness my hand and seal this 30 day of August, 1995.

Notary Public

My Commission expires: 11/22/97

00097512
IDENTIF. ↑ REFERENCE
95 SEP -7 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

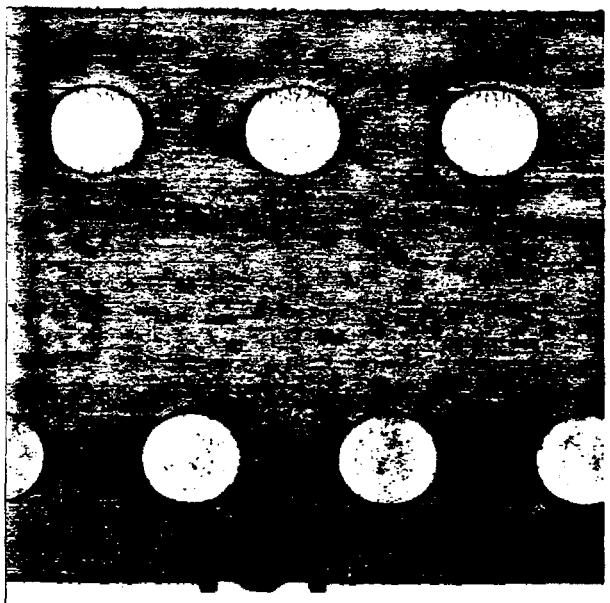
FOR _____

BOOK 9786PG949

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 61050.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70
09/07/95 01 08:20 0001 1098



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097512
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949992