This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED BOOK 9792 PG 796

ADDRESS NEW OWNER:
Dolores P. Biggert
413 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dolores P. Biggert, unmarried, hereinafter called the Grantee, her 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. 87 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Richter Dial Builders, Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dolores P. Biggert, unmarried, her heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this the 7th day of September, 1995.

BOOK 9792 PG 797

Richter Dial Builders, Inc.
By: R. Douglas Richter, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of the Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Secretary.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of September, 1995.

NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO

My Commission Expires: March 2, 1995

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,900.00.

Dolores P. Biggert
AFFIANT

Subscribed and sworn to before me
this 7th day of September, 1995.

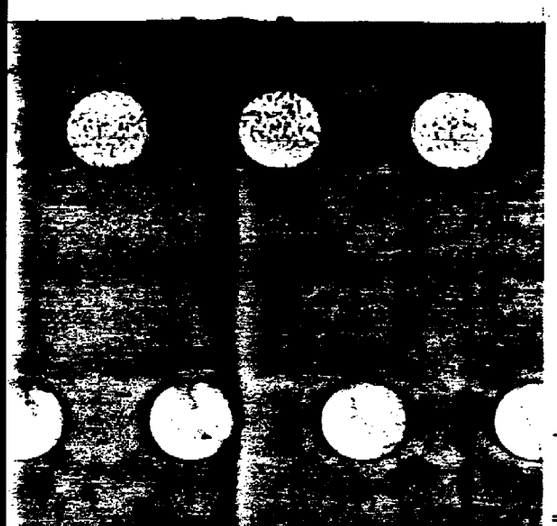
NOTARY PUBLIC Thomas I. Bottorff
My Commission Expires: March 2, 1995

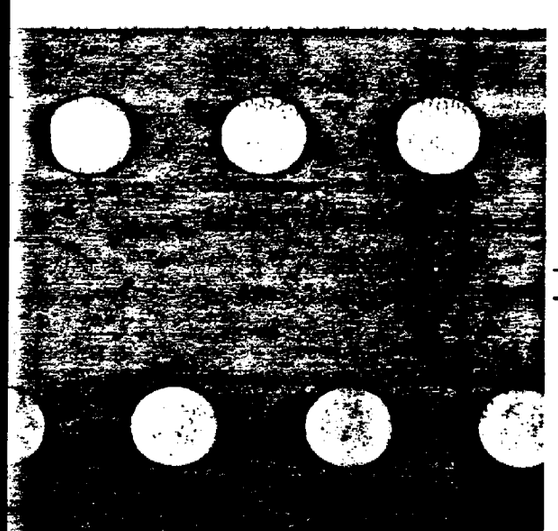
THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO

0099554
IDENTIF. & REFERENCE

95 SEP 12 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3286 09/12 0101 03CHECK 415.63





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

RECEIVED OF _____

FOR _____

BOOK 9792 PG 798

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 109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63
09/12/95 01 14:22 0001 3286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099554
IDENTIF. ↑ REFERENCE

95 SEP 12 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952157