BOOK 9832 PG 126

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37011
Dav. Co. File: Box 8

[illegible] 10:10
REGISTER
DAVIDSON COUNTY, TN.

0113739
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James G. Easter, Jr. Beth C. Alexander 1109 Clayton Avenue Nashville, Tennessee 37204	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 118-05-034

WARRANTY DEED

[illegible] 10:17 0101 33CHECK 469.65

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George A. Warner, III and spouse, Melita Brock-Warner and George A. Warner, Jr., an unmarried person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James G. Easter, Jr. and Beth C. Alexander as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the west 65 feet of Lot No. 21 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property of record in Book 547, page 105, Register's Office for said County, as follows:

SAID part of said Lot No. 21 fronts 65 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to George A. Warner, III and wife, Melita Brock-Warner and George A. Warner, Jr. by deed from Lauren Duff, Gwendolyn Fowlks and Leroy Thomas Duff, and Catherine Bowers, Albert Duff and Clara Sales of record in Book 9018, page 845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1109 Clayton 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 1995.

George A. Warner, III

Melita Brock-Warner

George A. Warner, Jr.

State of Tennessee
County of Davidson

On this 18th day of October, 1995, before me the undersigned authority, personally appeared **George A. Warner, III, Melita Brock-Warner** and **George A. Warner, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

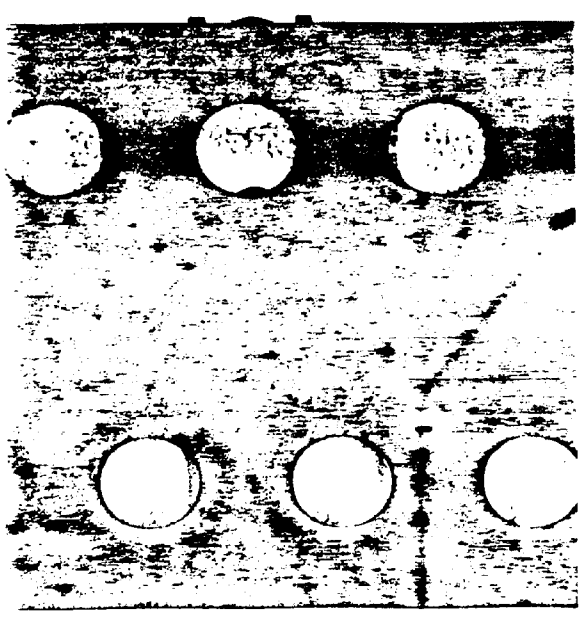
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124500.00

Affiant

Sworn and subscribed before me on the 18th day of October, 1995.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

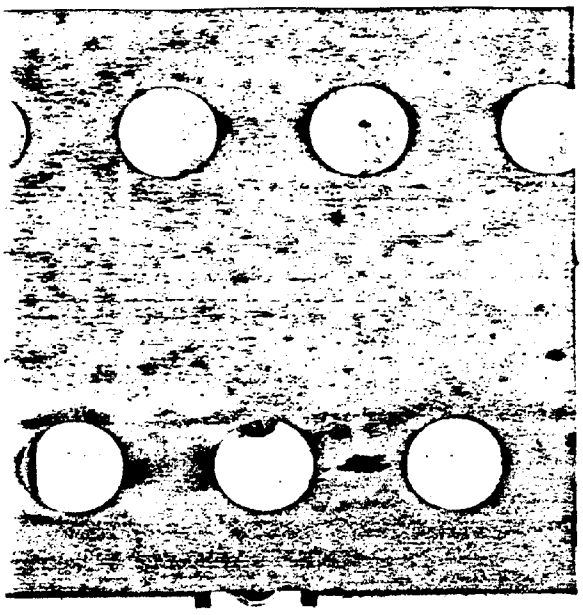
RECEIVED OF _____

FOR _____

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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



AMT
124500.00
CON TX 460.65
PRFEE 1.00
MFEE 8.00
TOTAL 469.65
CHECK 469.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/29/75 01 10:14 0001 3438

0113739

IDENTIF. & REFERENCE

95 OCT 19 AM 10: 10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 967151