This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

PNC Mortgage Corporation of America
333 E. Butterfield Road
Lombard, IL 60148

NAME OF MORTGAGEE:

PNC Mortgage Corporation of America
333 E. Butterfield Road
Lombard, IL 60148

ADDRESS NEW OWNERS:

LOUIS MOIX
1142 BROOKMEADE DRIVE
NASHVILLE, TN 37204-4105

MAP 131-4, GROUP _____, PARCEL 219

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY TWO THOUSAND & NO/100 ($162,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, MARK M. ROBBINS AND WIFE, LISA C. ROBBINS has this day bargained and sold and does hereby transfer and convey unto LOUIS MOIX, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 3 fronts 95 feet on the northwesterly margin of Brookmeade Drive and extends back 161.2 feet on the easterly line and 240.1 feet on the southwesterly line to a dead line in the rear, measuring 188 feet thereon.

Being the same property conveyed to Mark M. Robbins and wife, Lisa C. Robbins by warranty deed of Jimmy Clay Young and wife, Ginger Daneen Young of record in Book 8379, page 144, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said LOUIS MOIX, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said LOUIS MOIX, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes are a lien against the property due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes. Map 131-4 Parcel 219

2. Matters appearing on the Plan of Duncanwood of record in Plat Book 1424, page 139, Register's Office of Davidson County, Tennessee, including the following: (a) 50 foot minimum building setback line from Brookmeade Drive; (b) 10 foot public utility easement along the rear boundary.

3. Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 16, 1995, shows that the utility shed encroaches on the 10 foot public utility easement.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said LOUIS MOIX, his/her/their/its heirs, successors or assigns, against the lawful

claims of all persons whomsoever.

Witness our signatures on this the 26th day of October, 1995.

MARK M. ROBBINS

LISA C. ROBBINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared MARK M. ROBBINS AND WIFE, LISA C. ROBBINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 26th day of October, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $162,000.00.

Sworn to and subscribed before me, on this the 26th day of October, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

0116138

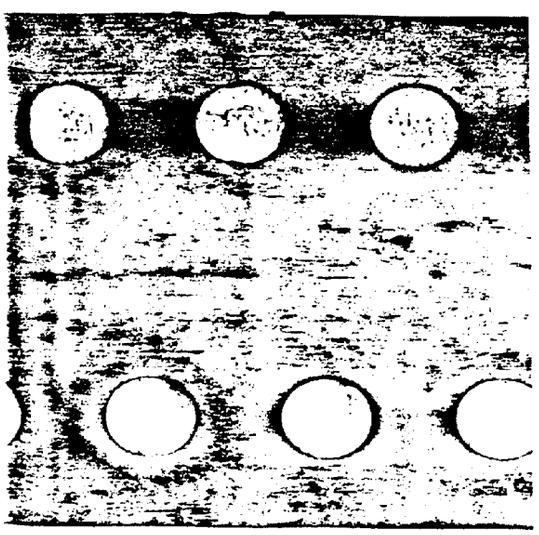
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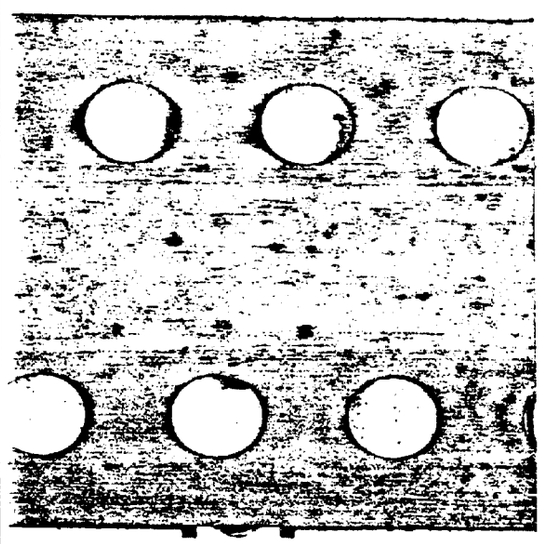
95 OCT 26 PM 2:18

FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

95 OCT 25 11:11 CHECK 508.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9839 PG 44

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

CONT	162000.00
DEN TX	599.40
PRFEE	1.00
MTEED	8.00
TOTAL	608.40
CHECK	608.40

[illegible] 01 14:19 0001 1029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT 26 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0116138

IDENTIFICATION REFERENCE

No. 969700