BOOK 9875 PG 779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES July 24, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Frye	PNC Mortgage Corp of America	104-9
(NAME)	(NAME)	
3619 Central Avenue	300 Knightsbridge Way	81
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Lincolnshire, Illinois 60069	26W 01830
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ronald E. Berlove and wife, Deborah N. Berlove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Frye

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:

Being Lot No. 142 and the easterly 7 feet of Lot 144 on the Plan of Richaland Realty Company's Second Subdivision "B" of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts together 57 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Ronald E. Berlove and wife, Deborah N. Berlove by deed from Richard H. Smith and wife, Bonita Ann Pilon of record in Book 8385, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

James R. Blumberg executes this instrument pursuant to a Power of Attorney filed simultaneously herewith.

This is improved (X) unimproved ( ) property, known as 3619 Central Avenue, Nashville, TN 37205
(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.

3619 Central Avenue, Nashville, TN 37205

Witness my hand this 29th day of November 19 95

Ronald E. Berlove — Deborah N. Berlove

Ronald E. Berlove by JRB — Deborah N. Berlove by JRB

BY: James R. Blumberg, Attorney in Fact

BY: James R. Blumberg, Attorney in Fact

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 (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of November 19 95.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 29th day of November, 19 95, personally appeared before me, James R. Blumberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Ronald E. Berlove and wife, Deborah N. Berlove and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of November, 19 95.

My commission expires July 27, 1996

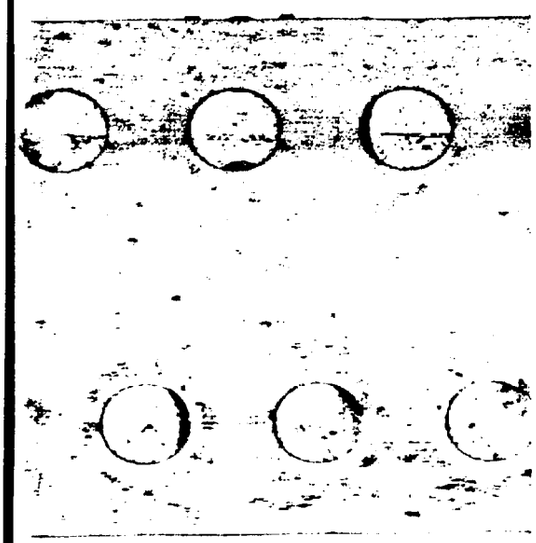
LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

95 DEC -4 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0128092



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

RECEIVED OF _____

FOR _____

BOOK 9875 PG 781

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	
	238000.00
CON TX	880.60
PRFEE	1.00
MREED	8.00
	889.60
CHECK	889.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/95 01 08:38 0001 3970

0128092
IDENTIF. ↑ REFERENCE

95 DEC -4 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982469