Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Mary A. Irwin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF December, 19 95

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MARY A. IRWIN (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	83-5-335
1421 SUMNER AVENUE (ADDRESS)	P. O. BOX 8111 (ADDRESS)	
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 60061 (CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 9890 PG 485

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TEIGE-DAY RENOVATION, A PARTNERSHIP COMPOSED OF JERRY TEIGE AND DOUG DAY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MARY A. IRWIN, UNMARRIED

hereinafter called the **GRANTEES**, their 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 Lot No. 28 on the Map of the Subdivision of part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Teige-Day Renovation, a Partnership composed of Jerry Teige and Doug Day by deed from Stella Louise Getz, a single person of record in Book 9645, page 139, Register's Office for Davidson County, Tennessee. Jerry Teige and Jered Teige is the same person.

unimproved ( )
This is improved (X) property, known as 1421 Sumner Avenue - Nashville, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 15th day of December, 19 95.

TEIGE-DAY RENOVATION, A PARTNERSHIP
COMPOSED OF JERRY TEIGE AND DOUG DAY

By: Jered Teige
JERRY TEIGE, PARTNER

DOUG DAY, PARTNER

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9890 PG 486

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

9012 12/18 0101 03CHECK 275.00

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN.
95 DEC 18 AM 10:48
IDENTIF. & REFERENCE
01327112

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

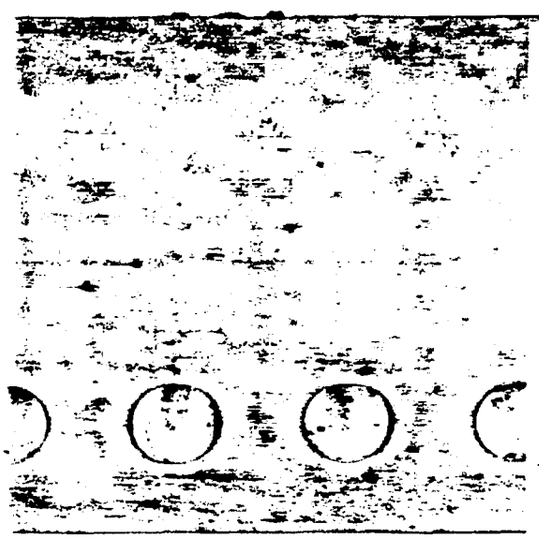
STATE OF TENNESSEE }
County of DAVIDSON }

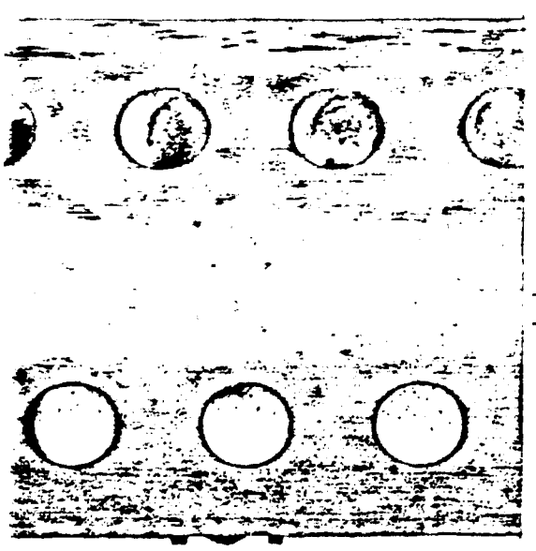
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Teige and Doug Day, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Teige-Day Renovation, the within named bargainor, a corporation (or partnership), and that they as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by themselves as such officer (or partner).

Witness my hand and official seal at office this 15th day of December, 19 95.

My Commission expires:
11/28/98

J Lewis Smith
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 487

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

12/18/95 01 10:50 0001 9012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132712
IDENTIF. # REFERENCE

95 DEC 18 AM 10:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 987450