9905

FEE BOX 45

WARRANTY DEED

BOOK 9905 PG 432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Brien K. Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brien K. Townsend (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 75-8
684 Frankfort Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 161
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, Jerry D. Pilkinton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brien K. Townsend and wife, Elaine M. Townsend

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. 529, on the plan of Tulip Grove, Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry D. Pilkinton by deed from Karen F. Myers, of record in Book 9551, Page 854, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4846, Page 924, Register's Office for said County.

96 JAN -2 AM 11:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0137011
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 684 Frankfort Drive, Hermitage, TN 37076
(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.

Witness my hand this 28th day of December 19 95

Jerry D. Pilkinton

BOOK 9905 PG 433

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 Jerry D. Pilkinton, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 95.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

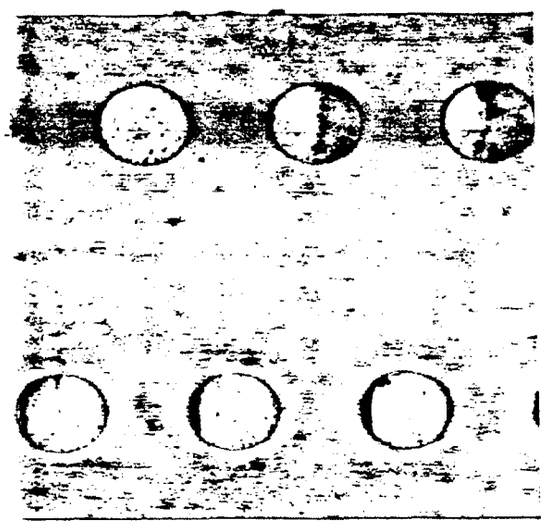
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3669 01/02 0101 03CHECK 300.93



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

RECEIVED OF _____

FOR _____

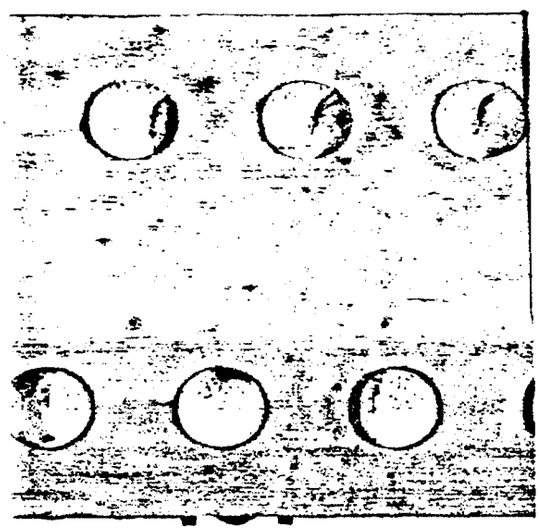
BOOK 9905 PG 434

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 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 8.00
TOTAL 300.93
CHECK 300.93

01/02/96 01 11:18 0001 3669



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137011
IDENTIF. # REFERENCE

96 JAN -2 AM 11:17
FELIX Z. WILSON II REGIS.
DAVIDSON COUNTY, TN.

No. 992041