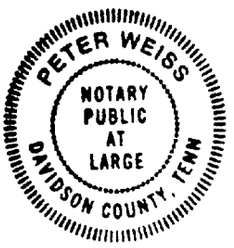
P.R. 9318:714

BOX #19B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
G#96-1-24 (B)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
ROBERTO GAMA	PNC MORTGAGE CORP. OF AMERICA	MAP 150-05
(NAME)	(NAME)	
2937 Anderson Road	333 East Butterfield Road, S/400	PARCEL 076
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lombard, IL 60148	FB #02DX-04089
(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, KENNEY SNIPES AND WIFE, SHELIA SNIPES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTO GAMA AND WIFE, LYDIA E. GAMA

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:

LAND in Davidson County, Tennessee, being Lot No. 380 on the Plan of Forest View Park, Section 2, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenney Snipes and wife, Shelia Snipes, by Deed from James Ernest Tillman and wife, Doris R. Tillman, of record in Book 9034, Page 792, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4320, Page 323, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantors herein to Sears Mortgage Corporation (now known as PNC Mortgage Corp. of America), in the original principal amount of $95,532.00, of record in Book 9034, Page 795, and re-recorded in Book 9155, Page 321, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2937 Anderson Road, Nashville, TN 37217
(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 our hand s this 12th day of January 19 96

Kenney Snipes
KENNEY SNIPES

Shelia Snipes
SHELIA SNIPES

BK 9318 PG 715

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 KENNEY SNIPES AND WIFE, SHELIA SNIPES

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of January, 19 96.

Commission expires July 24, 1999

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, executed 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

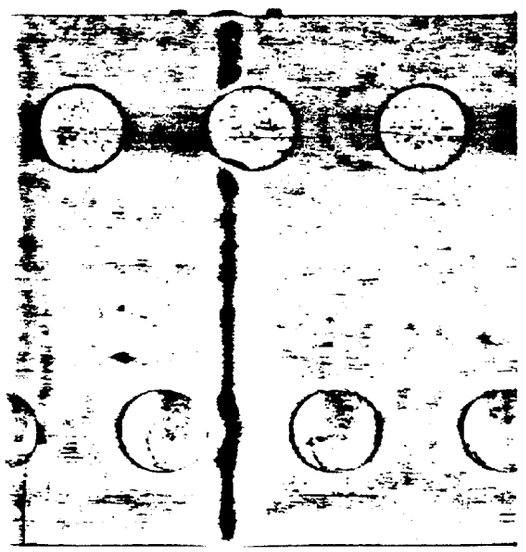
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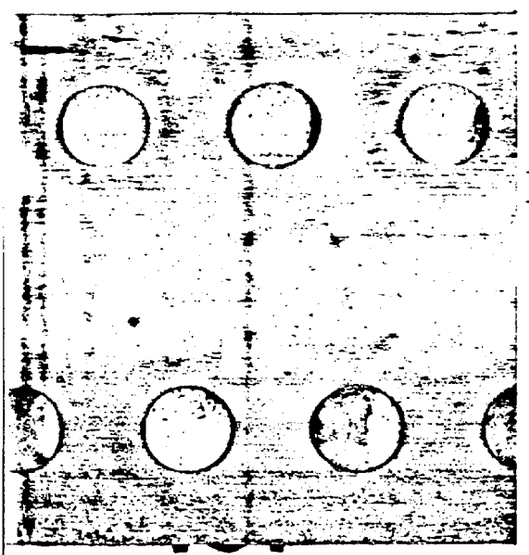
DAVIDSON COUNTY, TN.

0141128

IDENTIF. & REFERENCE

[redacted] 445.23





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9318 PG 716

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 117900.00
DON TX 436.23
PRFEE 1.00
MDEED 8.00
TOTAL 445.23
CHECK 445.23

1 16/96 01 14:50 0001 0063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141128 IDENTIF. & REFERENCE

96 JAN 16 PM 2:46

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996372