WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

7324:257

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Charles R. Pardue
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Pardue (NAME)	PNC Mortgage Corp. of America (NAME)	
206 Oak Grove Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	107-05-0-B-206.00
Nashville, TN 37217 (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, Betty L. Litchfield, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Pardue and wife, Peggy J. Pardue

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, TN, being Unit No. 206 on the Plan of Addition to Five Oaks, of record in Book 5200, Page 456, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty L. Litchfield by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8405, Page 186, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Declaration of Restrictions and By-Laws of record in Book 5781, Page 563; Book 5957, Page 930, Charter in Book 5790, Page 798, and all matters shown on the Plan of Record.

0143032

IDENTIFICATION REFERENCE

95 JAN 22 PM 2:18

DAVIDSON COUNTY, TN

0130 01/22 0131 CHECK 212.50

unimproved ( )
This is improved (X) property, known as 206 Oak Grove Drive, 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 my hand this 19th day of January 19 96

Betty L. Litchfield

Betty L. Litchfield

STATE OF TENNESSEE

BOOK 9924 PG 258

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty L. Litchfield

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 Brentwood, Tennessee, this 19th day of January, 19 96.

Commission expires 5-16-99

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 5-16-99

STATE OF TENNESSEE

COUNTY OF

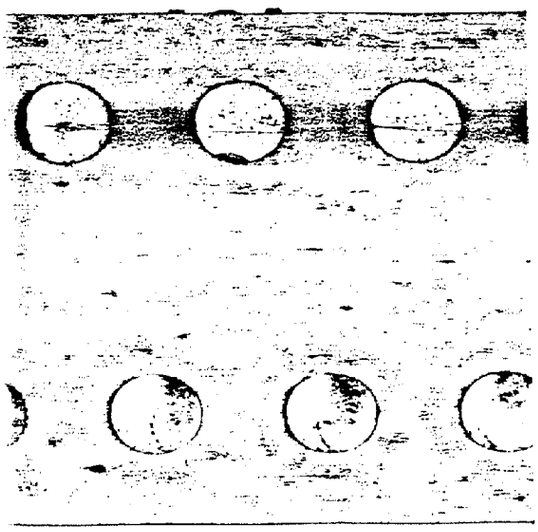
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and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

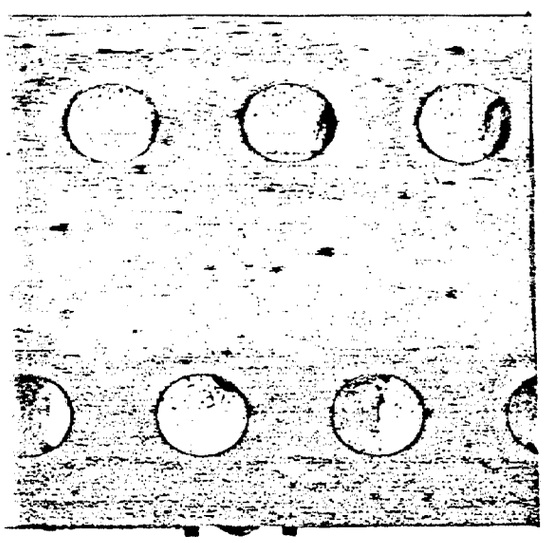
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9824 PG 259

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

CHRT	55000.00
CON TX	203.50
PRFEE	1.00
ADDED	8.00
TOTAL	212.50
CHECK	212.50

01/22/96 02 14:49 0001 0106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143032
IDENTIFICATION REFERENCE

96 JAN 22 PM 2:46
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 998389