WARRANTY DEED

File Box 7
Saturn & Mazer
34155

BOOK 9926 PG 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THE TRANSFER IS $ 111,900.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th day of January 19 96

Notary Public

MY COMMISSION EXPIRES 1/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Robert Y. Fitzpatrick, Jr. (NAME)	PNC Mortgage Corp. of America (NAME)	161-11-88
513 Tobylynn Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	6DU-74770
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 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, Houston Hill and Anthony Howell and Donna E. McMillan-Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Y. Fitzpatrick, Jr. and wife, Laura J. Fitzpatrick

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. 288 on the plan of Huntington Park, Section IV, of record in Book 4460, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Houston Hill and Anthony Howell and wife, Donna E. McMillan-Howell by deed from NationsBanc Mortgage Corporation of record in Book 9681, Page 103, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

96 JAN 24 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE 0143643

( ) Unimproved (X) Improved property known as 513 Tobylynn Drive, Nashville, TN 37211
(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 19th day of January 19 96

Houston Hill
Houston Hill

Donna E. McMillan-Howell
Donna E. McMillan-Howell

Anthony Howell
Anthony Howell

Pamela Hill

Book 9926 Pg 391

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 Houston Hill and Anthony Howell and Donna E. McMillan-Howell

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

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

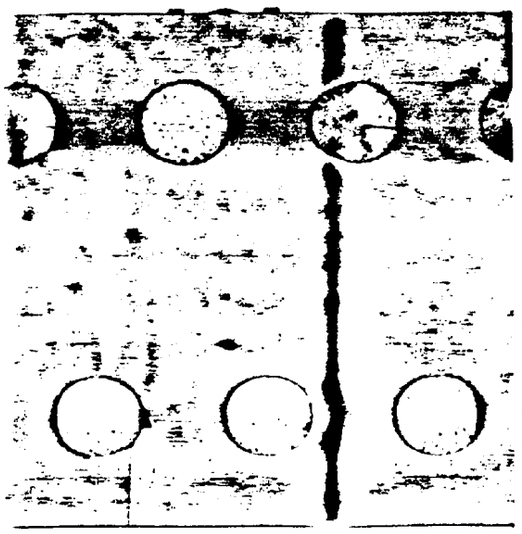
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and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

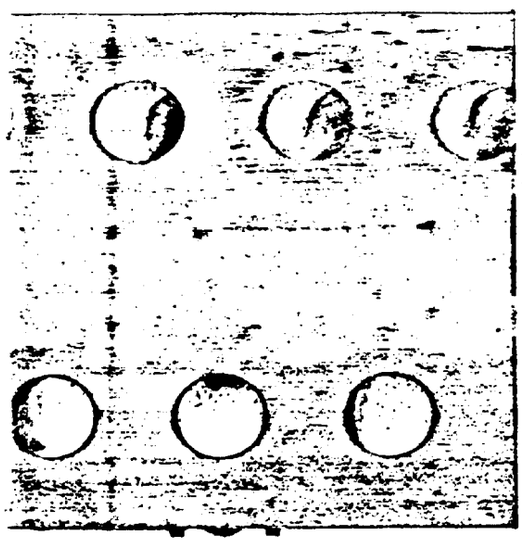
Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

0778 01/24 0101 03CHECK 423.03





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

RECEIVED OF _____

FOR _____

BOOK 9926 PG 302

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 111900.00
CON TX 414.03
PRFEE 1.00
WDEED 8.00
TOTAL 423.03
CHECK 423.03
01/24/96 01 13:32 0001 0778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143643
IDENTIF. ↑ REFERENCE

96 JAN 24 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999049