BOOK 9937 PG 233

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1996

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Speck (NAME)	PNC Mortgage Corp. of America (NAME)	155-8C-124CO
7108 Forrest Oaks Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	
Nashville, Tennessee 37221 (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, William C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Speck

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. 124, on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 through 347, and amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to William C. Demetree and Lee Chira, by deed from Lee Chira, Trustee of record in Book 9698, page 428, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

William C. Demetree and Lee Chira warrant that this property is not their homestead as defined by Statute.

Linda J. Knudsen executes this instrument with the authorities granted her by those certain powers of attorney of record in Book 8813, page 432, Book 8813, page 433 and Book 8436, page 860 all in the aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 7108 Forrest Oaks Drive, Nashville, Tennessee 37221
(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 30th day of January 19 96

William C. Demetree by Linda J. Knudsen Attorn. in Fact
(William C. Demetree)

Lee Chira by Linda J. Knudsen Attorn. in Fact
Lee Chira

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Demetree and Lee Chira

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 30th day of January 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

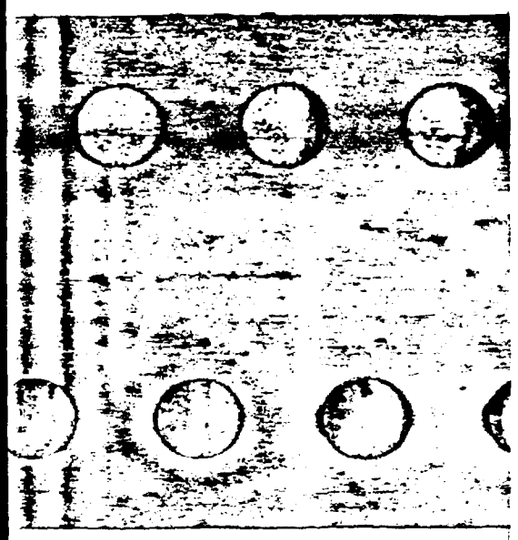
On this 30th day of January, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen to me known to be the person who executed the foregoing instrument in behalf of William C. Demetree and Lee Chira, and acknowledged that she executed the same as the free act and deed of the said William C. Demetree and Lee Chira. Witness my hand and official seal at office this 30th day of January, 1996.

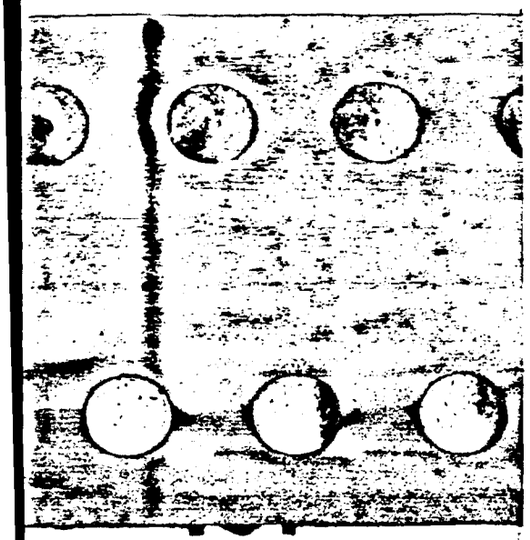
My Commission Expires:
12-6-97

0116935
IDENTIF. # REFERENCE

96 FEB -2 PM 2:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4321 02/02 0101 03CHECK 883.68





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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 235

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	
				236420.00
			CON TX	874.68
			PRFEE	1.00
			WDEED	8.00
			TOTAL	883.68
			CHECK	883.68
02/02/96	01		14:55 0001	4321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146935
IDENTIF. # REFERENCE

96 FEB -2 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1002554