File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

9941-152

#13573

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MICHAEL H. BUERGER (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	117-1
612 Cantrell Avenue (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	146
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	7DA6620

FOR AND IN 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, WILLIAM E. LEWIS, JR. AND JAMES R. GROSECLOSE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL H. BUERGER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 8 Block "D" on the Plan of W.M. Cantrell's Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Lewis, Jr. and James R. Groseclose, as joint tenants with rights of survivorship by deed from Raymond A. Manuszak, unmarried of record in Book 9404, page 933, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 85, said Register's Office.

5622 02/07 0101 03CHECK 2709.63

IDENTIF. & REFERENCE 011816

96 FEB -7 AM 11:37

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XXproperty, known as 612 Cantrell Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of January, 19 96

William E. Lewis

WILLIAM E. LEWIS, JR.

JAMES R. GROSECLOSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

P. 9941-153

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. LEWIS, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of January, 19 96.

My commission expires 11/27/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. GROSECLOSE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 729,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 96.

MY COMMISSION EXPIRES: 11/27/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

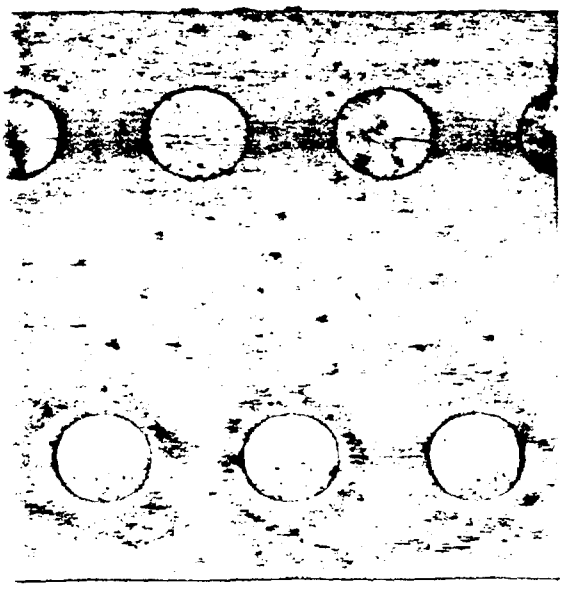
WILLIAM E. LEWIS, JR. AND JAMES R. GROSECLOSE

TO

MICHAEL H. BUERGER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

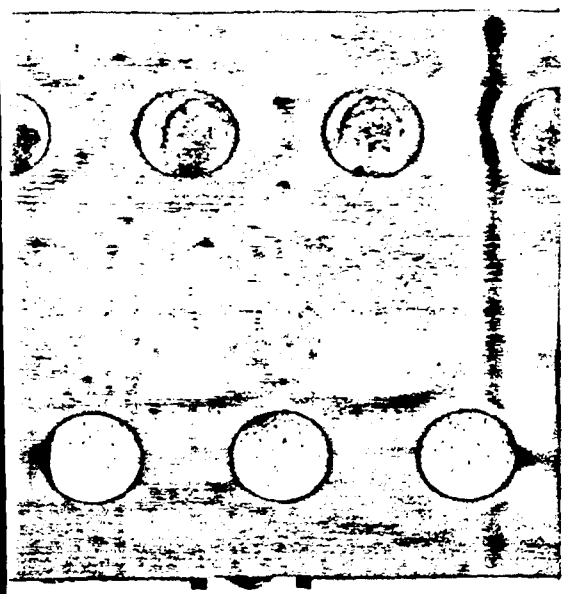
RECEIVED OF _____

FOR _____

BOOK 9941 PG 154

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
729900.00
CDN TX 2700.63
PRFEE 1.00
WDEED 8.00
TOTAL ~~2709.63~~
CHECK ~~2709.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 11:39 0001 5622

01481 64
IDENTIF. # REFERENCE

96 FEB -7 AM 11:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003842