77

WARRANTY DEED

BOOK 9967 PG 169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. ROSE (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	62-2-A-189CO
2912 DELTA QUEEN DRIVE (ADDRESS)	440 NORTH FAIRWAY DRIVE (ADDRESS)	03DX-00301
NASHVILLE, TN 37214 (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, RICHARD FRANCIS BROWN, JR. AND SUSAN M. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. ROSE AND WIFE, JENNIFER P. ROSE

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. 189, on the Plan of RIVER TRACE ESTATES, PHASE 1, SECTION II, A Planned Unit Development, of record in Book 6900, pages 158 and 159, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RICHARD FRANCIS BROWN, JR. AND WIFE, SUSAN M. BROWN, by deed from Fox Ridge Homes, Inc., of record in Book 8939, page 521 and re-recorded in Book 8945, page 424, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of RIVER TRACE ESTATES, PHASE 1, SECTION II, as said areas are set forth and defined in Restrictions of record in Book 6851, page 370 and Book 6982, page 747; By-Laws of record in Book 6851, page 390; and Charter of record in Book 6851, page 363; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated February 24, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 2912 DELTA QUEEN DRIVE, NASHVILLE, TN 37214
(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 29th day of February 19 96

RICHARD FRANCIS BROWN, JR.

Susan M Brown

SUSAN M. BROWN

BOOK 9967 PG 170

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 RICHARD FRANCIS BROWN, JR. AND SUSAN M. BROWN

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 29th day of February, 96.

Commission expires July 26, 1997

I. DYKE TATUM
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

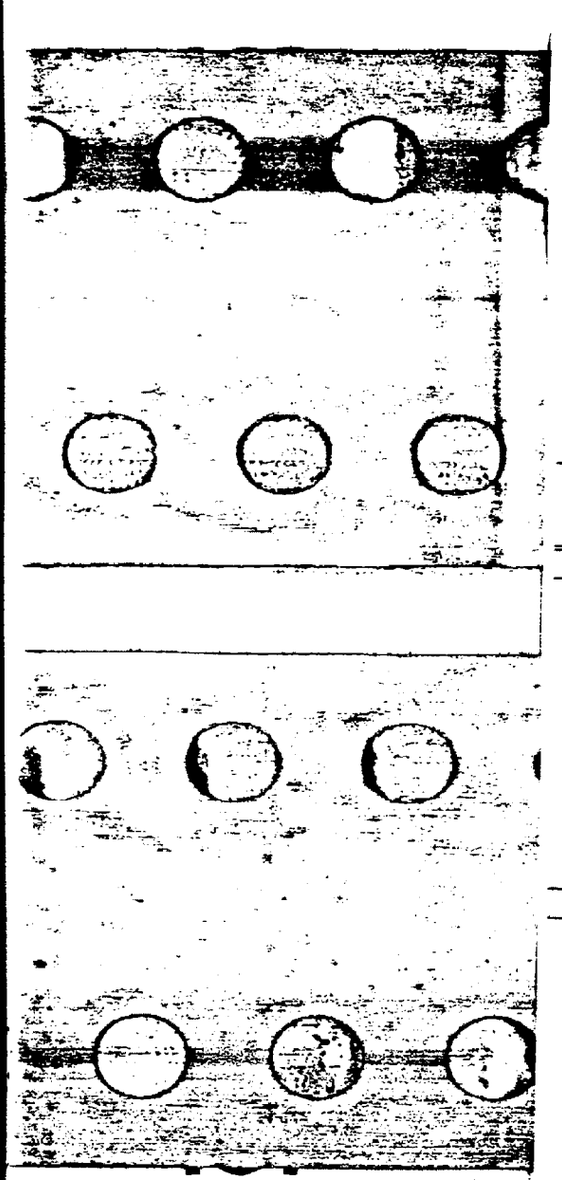
4505 03/04 0101 03CHECK 352.73

015604

IDENTIF. & REFERENCE

96 MAR -4 PM 3:16

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



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

RECEIVED OF _____

FOR _____

BOOK 9967 PG 171

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 92900.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
TOTAL 352.73
CHECK 352.73

03/04/96 01 15:21 0001 4505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156501
IDENTIF. ↑ REFERENCE

96 MAR -4 PM 3:16

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

No. 1012626