10786-1

14-A

WARRANTY DEED

BOOK 9982 PG 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Mary J. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 96

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY J. GRAVES (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 159-1
401 Oakleigh Hill (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 034.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	FH-25876

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, PAUL E. COOK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY J. GRAVES, UNMARRIED

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. 36 on the Plan of Hound's Run, a Planned Unit Development of record in Plat Book 6900, pages 167-171, said Register's Office, to which plan reference is hereby made for a more complete legal description.

TOGETHER WITH AN EASEMENT over that certain land in Davidson County, Tennessee, being a portion of Lot No. 17, Hound's Run, as of record in Plat Book 6900, pages 167-171, said Register's Office, said portion being described as commencing at the common corner of Lots 17, 18 and 36, said subdivision; thence, along the common boundary of Lots 17 and 36, said subdivision, South 38° 42' 08" East a distance of 60.7 feet to a point in the northwestern right-of-way of Oakleigh Hill; thence northeasterly with the right-of-way of Oakleigh Hill along a curve to the right shown on said plan as having a delta of 55° 38' 54", a radius of 115.00 feet, a tangent of 60.69 feet and a length of 111.69 feet to a monument; thence, westerly along a straight line to the point of beginning.

BEING the same property conveyed to Paul E. Cook, Unmarried, by Deed from Billy A. Messer and wife, Judy Messer, of record in Book 8788, Page 512, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 401 Oakleigh Hill, Nashville, TN 37215
(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 15th day of March 19 96

Paul E. Cook

PAUL E. COOK

BOOK 9982 PG 779

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 PAUL E. COOK, UNMARRIED

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 NASHVILLE, Tennessee, this 15th day of March 19 96.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

PUBLIC AT LARGE COUNTY TENN.

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

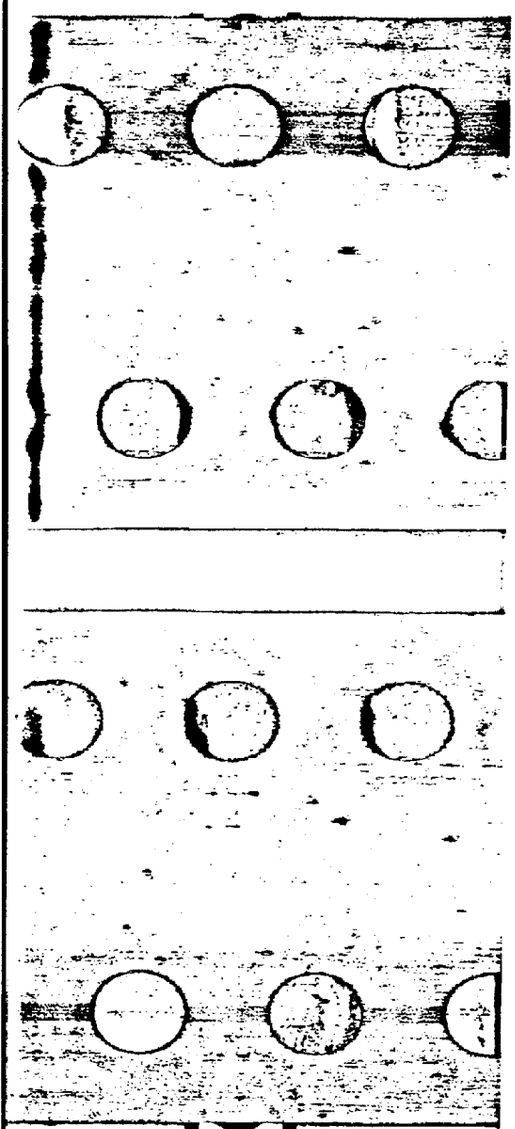
LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Declaration of Covenants of record in Book 7079, page 995, and Book 7238, page 736, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

96 MAR 19 AM 9:26
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN.

0161350
IDENTIF. & REFERENCE

9786 03/19 0101 03CHECK 2414-00



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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 780

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
650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 8.00
2414.00
CHECK 2414.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/96 01 09:30 0001 9786

0161350
IDENTIF. ↑ REFERENCE

95 MAR 19 AM 9:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017839