WARRANTY DEED

BK 10022 PG 972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. McMakin (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 118-9
1111-A Clifton Lane (ADDRESS)	440 N. Fairway Drive (ADDRESS)	PARCEL 259
Nashville, Tennessee 37204 (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, Houston Awalt, III and wife, Connie Gowen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick A. McMakin, 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:

BEING all of Lot No. 1-A, Zone Lot Division of Lot One of the Revised Resubdivision of Lots 15 & 16, Noelton Subdivision of record in Book 6200, page 387, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Houston Awalt, III by deed from Harvey J. Chapman and wife, Ione B. Chapman of record in Deed Book 7686, Page 43, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6200, Page 485, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Connie Gowen herein joins to convey any and all rights and interests she may have, if any.

unimproved ( )
This is improved (X) property, known as 1111-A Clifton Lane, Nashville, Tennessee 37204
(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 17th day of April 19 96

Houston Awalt, III
By: Houston Awalt III by Jackie Moore
Jackie Moore, Attorney-in-fact

Connie Gowen

BOOK 10022 PG 973

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

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 Connie Gowen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April 19 96.

Commission expires 11-27-99

Joyce Jordan
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 DAVIDSON

On this the 17th day of April, 1996, before me personally appeared Jackie Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Houston Awalt, III and who acknowledged that she executed the same as the free act and deed of the said Houston Awalt, III by virtue of that Power of Attorney, duly executed by the said Houston Awalt, III and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1996.

Joyce Jordan
Notary Public

My Commission Expires: 11-27-99

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

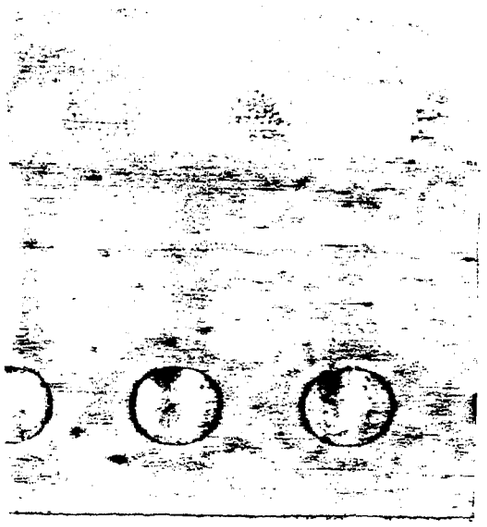
017375
IDENTIFICATION REFERENCE

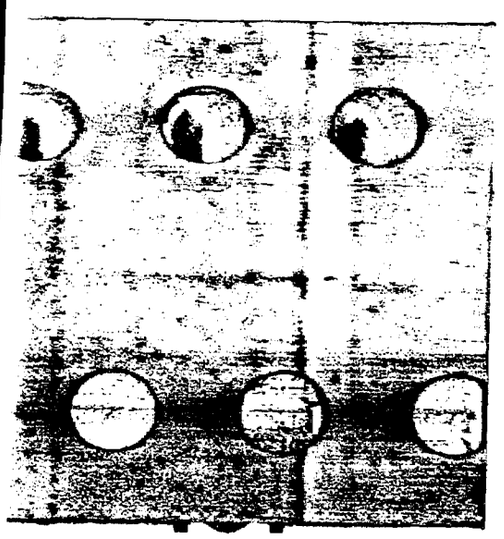
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10022 PG 974

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

DAMT	110500.00
CONV TX	408.85
PRFEE	1.00
MTGEE	8.00
TOTAL	417.85
CHECK	417.85

04/22/96 DL CB13L 1001 3070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173775

IDENTIF. & REFERENCE

96 APR 22 PM 1:27

DAVIDSON COUNTY, TN.

No. 1031002