29

STATE OF TENNESSEE
COUNTY OF Davidson

6826

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-96

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

P.B. 10034 PG 155

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Ann Winters	PNC Mortgage Corp. of America	96-16-A-11CO
(NAME)	(NAME)	
321 Lakebrink Drive	440 North Fairway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214-3950	Vernon Hills, IL 60061	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Rella Townsend, formerly Rella D. Summers, and husband, Ben Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leigh Ann Winters, 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. 11 on the Plan of Phase One, Section One, Larchwood, of record in Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Rella D. Summers, unmarried, by deed from Danny Ray Smith, unmarried, filed of record in Book 9042, page 591, Register's Office for Davidson County, Tennessee; the said Rella D. Summers having since married, now being Rella Townsend. Ben Townsend joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which he may have, marital or otherwise.

This is improved property known as 321 Lakebrink Drive, Nashville, TN 37214

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 their hand this 26th day of April, 19 96.

Rella Townsend
Rella Townsend

Ben M. Townsend
Ben M. Townsend
by Rella D. Townsend
Attorney in Fact

6826

BOOK 10034 PG 156

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Rella Townsend, formerly Rella D. Summers 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 26th day of April, 1996.

My commission expires 11-20-96

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I, the undersigned, Notary Public, do hereby certify that RELLA D. TOWNSEND, Attorney In Fact for BEN M. TOWNSEND, personally appeared before me this date, and being duly sworn, says that she executed the foregoing instrument for and on behalf of Ben M. Townsend, and that her authority to execute and acknowledge is contained in a Power of Attorney, which is recorded simultaneously herewith and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes therein expressed.

Witness my hand and notarial seal this 26th day of April 1996.

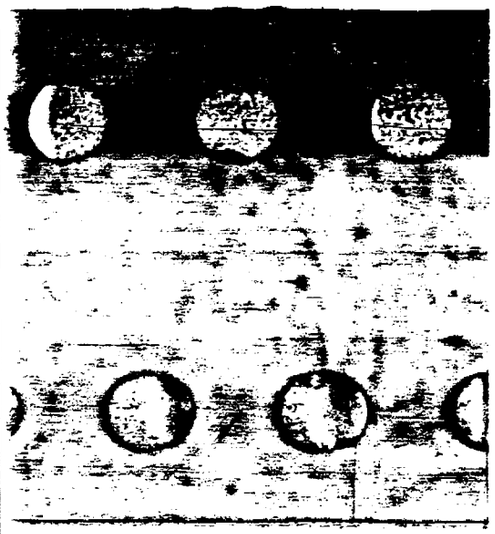
NOTARY PUBLIC

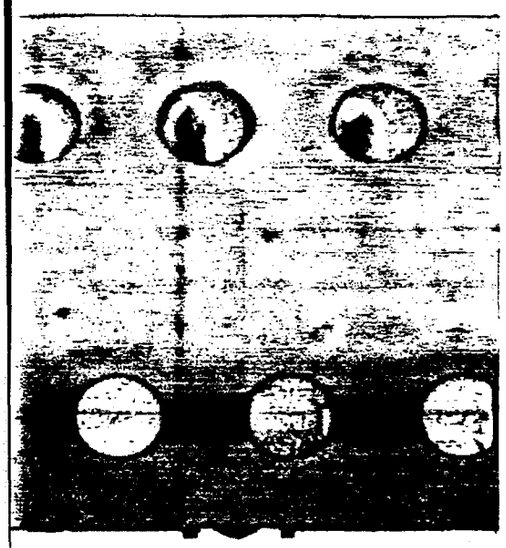
My commission expires: 11-20-96

0177078
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 1:32
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STB 05/01 0101 03CHECK 279.10





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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 157

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 73000.00
				CON TX 270.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 279.10
				CHECK 279.10
05/01/96	01	13:34	0001	6518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177078 IDENTIF. ↑ REFERENCE

96 MAY -1 PM 1:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034555