WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10035 PG 30

34517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,865.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 96

Notary Public

MY COMMISSION EXPIRES: 4/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott F. Lyons	PNC Mortgage Corp. of America	164-9-8
(NAME)	(NAME)	
5717 Cedar Ash Crossing	440 North Fairway Drive	2DX-9516
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Vernon Hills, Illinois 60061	
(CITY) (STATE) (ZIP)	(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott F. Lyons and wife, Carla R. Lyons

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. 279, on the Plan of Asheford Crossing, Section 1, Revised, as of record in Plat Book 8250, Page 533, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Phillips Builders, Inc. by deed from Luther A. Hill et al, Trustees of record in Book 9336, Page 227, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0177274
IDENTIF. A REFERENCE

96 MAY -1 PM 3:25
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property known as 5717 Cedar Ash Crossing, Antioch, TN 37013
(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 30th day of April, 19 96

Phillips Builders, Inc.
By: Ruth Malatak, VP
Ruth Malatak, Vice President

BOOK 10035 PG 31

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

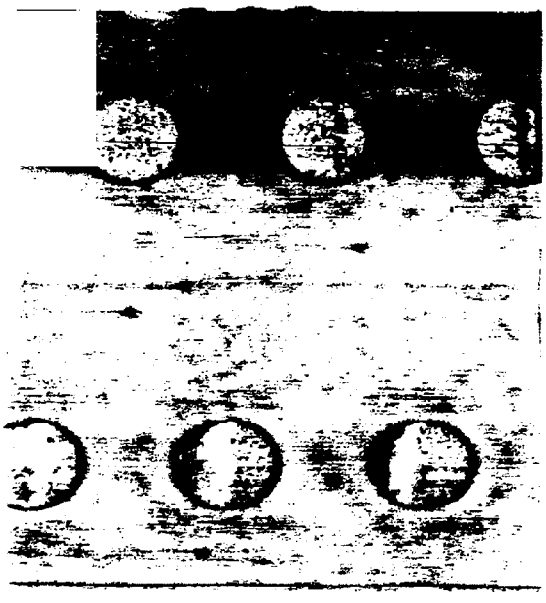
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice President 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 Ruth Malatak as such Vice President, and attesting the same by the said _____ as such _____.

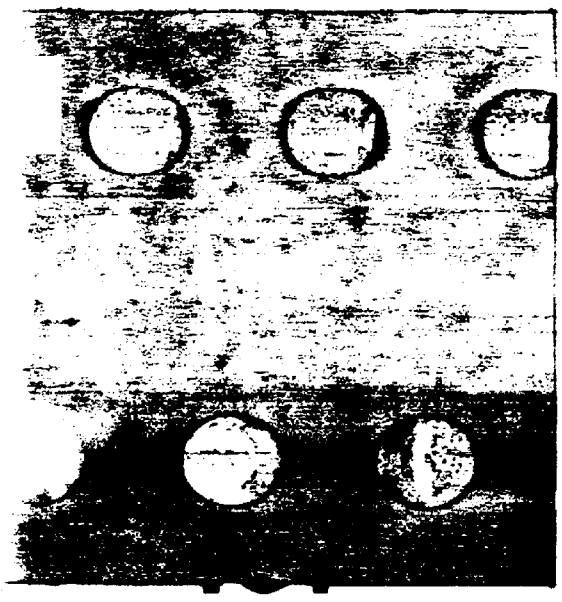
Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April 19 96 .

My commission expires 7/25/98

Notary Public

5730 05/01 0101 03CHECK 489.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 32

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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
129865.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63
05/01/96 01 15:29 0001 6730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177274
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034767