0178350

IDENTIF. ↑ REFERENCE

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

RBW 10039 PG 84

96 MAY -3 PM 1:03

REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Timothy W. Blocksom & Beverly A. Blocksom 3831 West End Ave., Unit 2 Nashville, TN 37205	PNC Mortgage Corp. of America P.O. Box 8111 Vernon Hills, IL 60061	103-12-0-C-002.00CO

WARRANTY DEED

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, I, **Elizabeth Beach-Kiser,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Timothy W. Blocksom and wife, Beverly A. Blocksom**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of 3831 Condominiums, of record in Book 5200, page 302, said Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, page 857, et seq., said Register's Office.
>
> Being the same property conveyed to Elizabeth Beach by deed from Lucy Heim Miller Ham of record in Book 6332, page 739, Register's Office of Davidson County, Tennessee.
>
> Subject to the following restrictions and conditions:
>
> 1. 1996 Taxes are a lien, but not yet due and payable.
> 2. All matters on the Plan of record in Book 5200, page 302, said Register's Office.
> 3. Master Deed of record in Book 5699, page 857, Register's Office of Davidson County, Tennessee.
> 4. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: 3831 West End Avenue, Unit 2, Nashville, TN 37205.

I, Curtis M. Kiser, spouse of Grantor, join herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest I may have in the property, whether arising by virtue of marriage or otherwise.

WITNESS OUR HANDS THIS 30TH DAY OF APRIL, 1996 IN NASHVILLE, TENNESSEE.

ELIZABETH BEACH-KISER

CURTIS M. KISER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Elizabeth Beach-Kiser and Curtis M. Kiser,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 1996 in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $69,900.00.

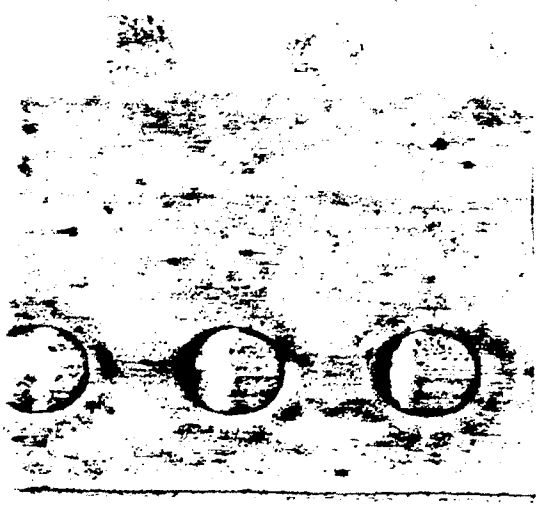
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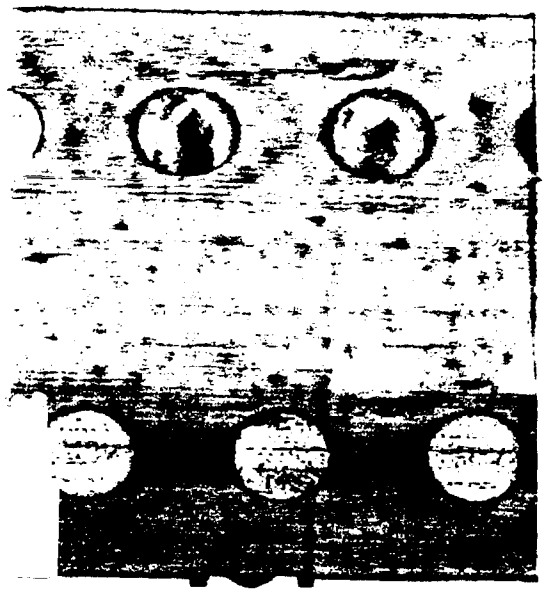
Sworn to and subscribed to me, the undersigned, this 30th day of April, 1996, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

267.53 03CHECK 01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10039 PG 86

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	69900.00
			CON TX	258.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	267.63
			CHECK	267.63

05/03/96 01 13:07 0001 7864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178350
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:03

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

No. 1035889