54

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-1996
(AFFIX SEAL)

SUSAN L. LARGE NOTARY PUBLIC STATE OF TENNESSEE

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
Gary A. Crew (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 104.11
2520 Fairfax Avenue (ADDRESS)	440 N. Fairway Drive (ADDRESS)	PARCEL 82
Nashville, Tennessee 37212 (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, Brian Max Burkhardt and wife, Tracy Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary A. Crew

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. 4 on L.A. Bauman's Plan and more fully described according to a survey by John B. Kohl, Tennessee Registered Surveyor No. 100 dated 5/22/78, as follows:

Beginning at a point on the northerly margin of Fairfax Avenue, formerly Jones Avenue, located eastwardly 500 feet from the intersection of the easterly margin of Natchez Trace, formerly 28th Avenue, South or Compton Avenue, and the northerly margin of Fairfax Avenue, said point also being the southeasterly corner of the property conveyed to C.H. Newman, et ux by deed from Bell D. Leech, et ux, of record in Book 1809, Page 512, Register's Office for said County, thence, with Newman's easterly property line, northwardly 165 feet, more or less, (shown as 170 feet, more or less, or previous conveyences) to a point on the southerly margin of an alley; thence with southerly margin of said alley, eastwardly 50 feet, more or less, to a point at the northwesterly corner of the property conveyed to Peter Paris, et ux by deed from Georgia Ann Spencer and Jean Marie Giles, of record in Book 4742, Page 929, said Register's Office, thence, with Paris' westerly property line, southwardly 165 feet, more or less, (shown as 170 feet, more or less, on previous conveyences) to a point on the northerly margin of Fairfax Avenue, thence, with the northerly margin of Fairfax Westwardly 50 feet, more or less,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2520 Fairfax Avenue, Nashville, Tennessee 37212
(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 1st day of May 19 96

Brian Max Burkhardt
Brian Max Burkhardt

Tracy Duncan
Tracy Duncan

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 Brian Max Burkhardt and Tracy Duncan

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1996.

Commission expires 11-20-96

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

0178789

IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10: 15

FELIX Z. NIELSON III REGISTER
DAVIDSON COUNTY, TN.

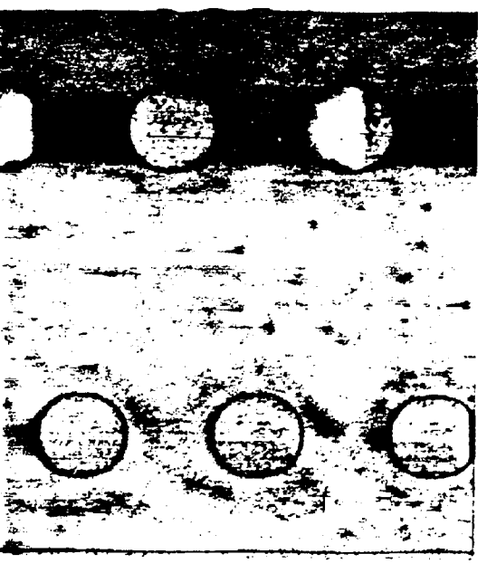
to the point of beginning.

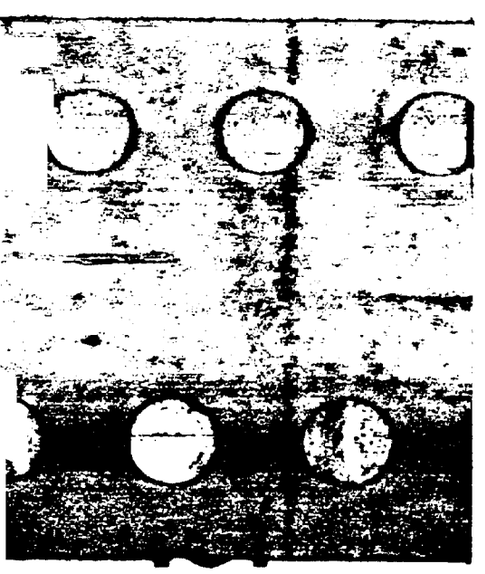
Being the same property conveyed to Brian Max Burkhardt by deed from Catherine Burkhardt of record in Deed Book 6883, Page 790, Register's Office for said County.

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.

Tracy Duncan herein joins to convey any and all rights and interests she may have, if any.

TAX PAID JUL 13CHECK 590.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 562

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	183000.00
CON TX	677.10
PRFEE	1.00
WDEED	12.00
TOTAL	690.10
CHECK	690.10

05/06/96 01 10:19 0001 8357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178789 IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036377