Box 2

PROP 10048 PG 597

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00
Rebecca L. Duncan
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May 19 96
Susan B. Nichols
Notary Public
MY COMMISSION EXPIRES: Sept. 18, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Duncan (NAME)	PNC Mortgage Corp. of America (NAME)	131-6-E-234.00CO
234 Boxmere Place (ADDRESS)	440 North Fairway Drive (ADDRESS)	
Nashville, TN 37215 (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, Achilles A. Demetriou and wife, Kristin P. Demetriou

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca L. Duncan , 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 Unit No. 234 on the Plat Of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code annotated, and as established by a Master Deed of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, together with the individed percent interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C, of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, as set forth in said Master Deed as amended for a more complete indentification and description of such Unit.

Being the same property conveyed to Achilles A. Demetriou and wife, Kristin P. Demetriou, by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7066, Page 232, Register's Office for Davidson County, TN.

This conveyeance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 649, as amended in Book 6921, apge 226; restrictions of record in Book 6326, page 588; Charters of record in Book 6517, page 505; Book 6517, page 511; Book 6665, apge 6, Declaration of covenants, conditions, and restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536 and Book 6911, page 120;

Agreements of record in Book 6470, page 383, Book 6655, page 47; Master Deed By-Laws and Plat of Burton Hills, Villages of Boxmere, Phase I, A Condominium, of record in Book 6666, page 749, as smended by Amendements of record in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and in Book 6921, page 226; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 234 Boxmere Place, Nashville, TN 37215
(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 10th day of May 19 96

Achilles A. Demetriou

Kristin P. Demetriou

STATE OF Calfornia
COUNTY OF Los Angeles

Personally appeared before me, the undersigned EVA BRASCH., a Notary Public in and for said County and State, the within named Achilles A. Demetriou and wife, Kristin P. Demetriou

the bargainor S 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 Los Angeles., Tennessee, this 10th day of May 19 96.

Commission expires Jan 28, 2000

Notary Public

EVA BRASCH
COMM. # 1084926
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 28, 2000

BOOK 10048 PG 598

0181246

IDENTIF. ↑ REFERENCE

96 MAY 13 PM 3:09

-LUCY C. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

Achilles A. Demetriou and wife,
Kristin P. Demetriou

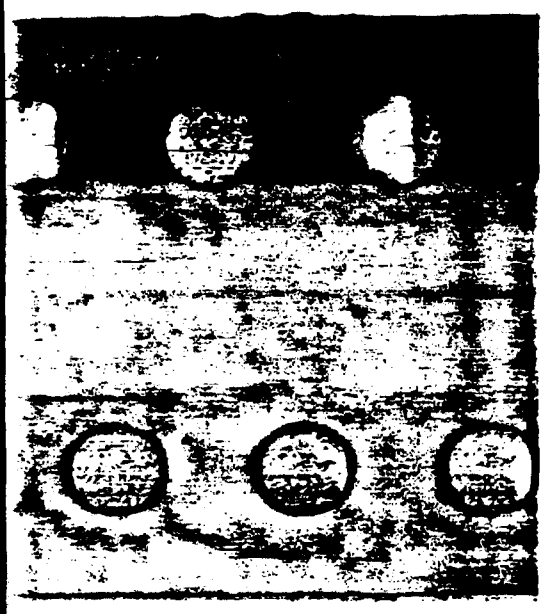
TO

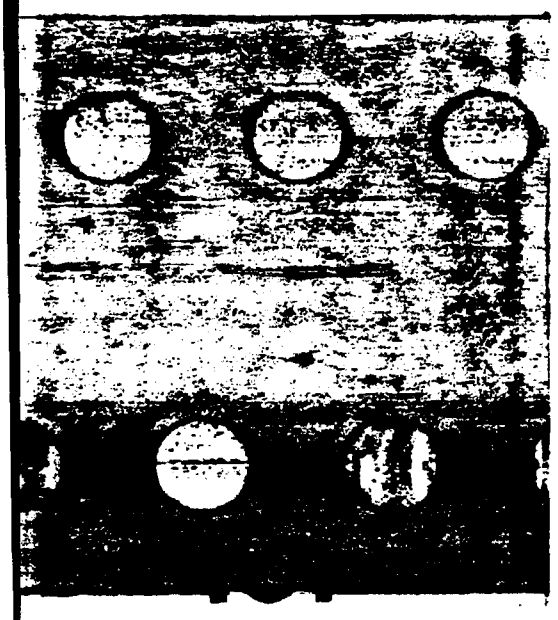
Rebecca L. Duncan

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

1071 05/13 0101 03CHECK
490.00





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 599

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	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
TOTAL	490.00
CHECK	490.00

05/13/96 01 15:10 0001 1071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181246
IDENTIF. ← REFERENCE

96 MAY 13 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039049