FILE BOX 45

WARRANTY DEED

BOOK 10056 PG 537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 96

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis R. Martin (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 149-2-0-A
1004 Regents Park Circle (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 37CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	02DX07655

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, Debra K. Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis R. Martin and wife, Julie Martin

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 Lot No. 37, on the plan of Piccadilly Square, Phase I, of record in Plat Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ricky Wayne Pyburn and Debra K. Allen, both unmarried persons, by deed from Ricky Wayne Pyburn, an unmarried person, of record in Book 9385, Page 10, Register's Office for said County.

This conveyance is subject to Restrictive Covenants, Master Deed and By-Laws of record in Book 6236, Page 683; Book 6300, page 409; Book 6496, page 100; Book 6518, page 184; Book 6306, page 833, Book 6295, page 506; Book 8083, page 386, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1004 Regents Park Circle, 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 10th day of May 19 96

Debra K. Allen

BOOK 10056 PG 538

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 Debra K. Allen, unmarried

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 10th day of May, 19 96

Commission expires May 24, 1997

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

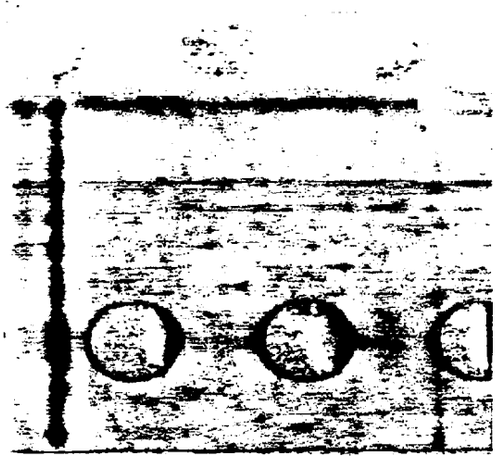
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

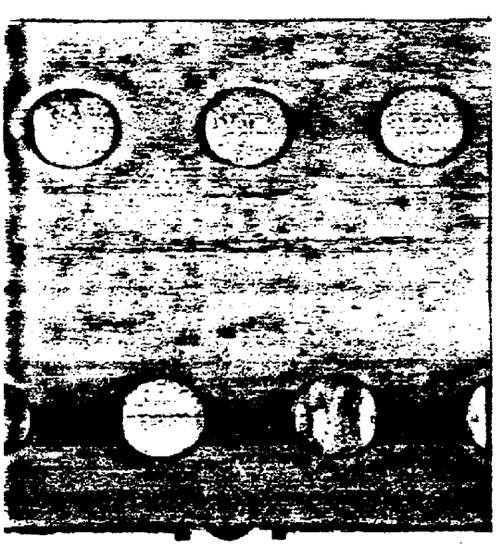
0183786
IDENTIF. & REFERENCE

96 MAY 21 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3853 05/21 0101 03CHECK 430.43

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





RECEIVED OF _____

FOR _____

BOOK 10056 PG 539

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 113900.00
				CON TX 421.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 430.43
				CHECK 430.43
05/21/96	01			14:01 0001 3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183786
IDENTIF. ↑ REFERENCE

96 MAY 21 PM 1:5[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1041794