Box 50-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Stokes & Bartholomew 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00 Melanie S. Frueauff Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BOOK 10073 PG 302

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Frueauff (NAME)	North American Mortgage Company (NAME)	141-15-D-141CO
8192 Londonberry Road (ADDRESS)	P. O. Box 808031 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Petaluma, CA 94975-8031 (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, Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Frueauff and wife, Melanie S. Frueauff

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. 141 on the Plan of Phase III-C, "Sheffield" on the Harpeth, of record in Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia by deed from Phillips Builders, Inc., of record in Book 9498, page 17, Register's Office for Davidson County, Tennessee.

Jeffrey Lee Ponchillia is also known as Jeffrey L. Ponchillia. Tina Marie Ponchillia is also known as Tina M. Ponchillia.

01188716
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9095 06/04 0101 03CHECK 804.50

unimproved ( )
This is improved (X) property, known as 8192 Londonberry Road, Nashville, Tennessee 37221
(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 31st day of May 19 96

Jeffrey Lee Ponchillia

Tina Marie Ponchillia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10073 PG 303

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia

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 Nashville, Tennessee, this 31st day of May 19 96

Commission expires 5-7-99

Notary Public

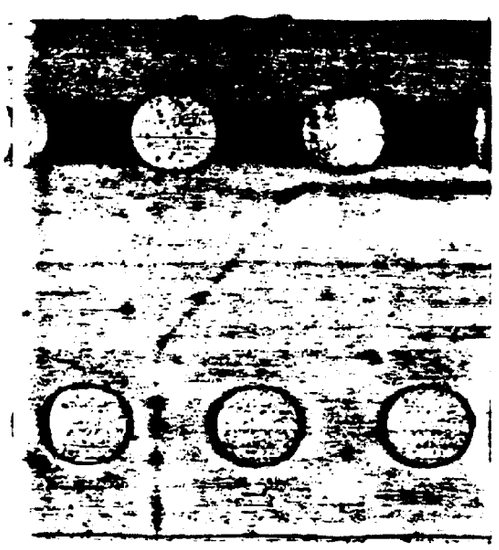
STATE OF TENNESSEE
COUNTY OF

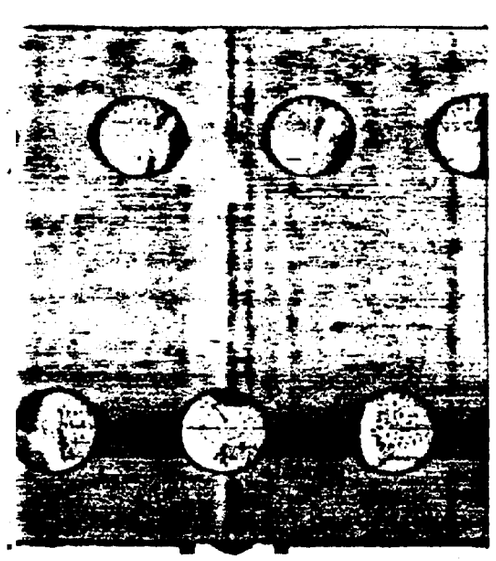
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10073 PG 304

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

AMT	
	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	8.00
TOTAL	804.50
CHECK	804.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/04/96 12 0001 9085

0188716
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046961