60

This Instrument Prepared By:

BOOK 10099 PG 13

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER:
Fred H. Newman and E. Patricia Newman
430 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 161-11
GROUP A
PARCEL 78.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter/Dial Builders Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred H. Newman and wife, E. Patricia Newman, 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. 78 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Richter/Dial Builders Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 430 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred H. Newman and wife, E. Patricia Newman, their heirs and assigns, forever; and Richter/Dial Builders Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of June, 1996.

Richter/Dial Builders Inc.
By: R. Douglas Richter, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of Richter/Dial Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 119,900.00.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 1996.

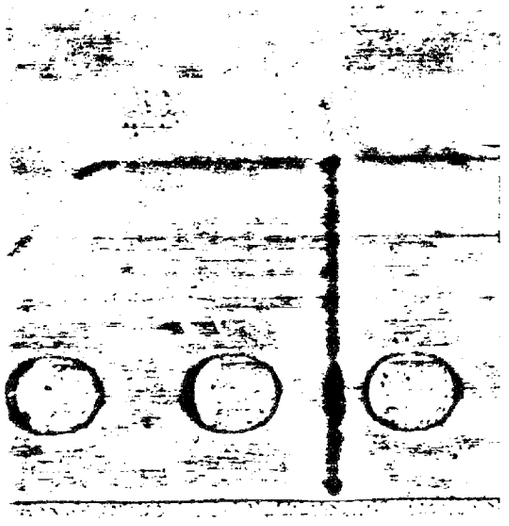
NOTARY PUBLIC Thomas I. Bottorff

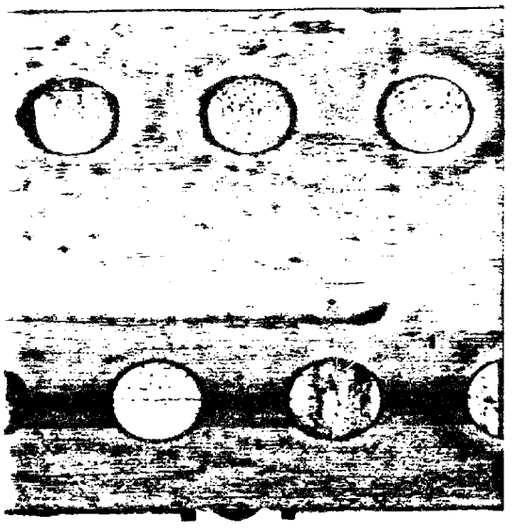
My Commission Expires: March 2, 1998

0196681
IDENTIF. & REFERENCE

96 JUN 26 AM 10:13
DAVIDSON COUNTY, TN.

7772 06/26/96 0101 RECHECK 452.63





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

RECEIVED OF _____

FOR _____

BOOK 10099 PG 15

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 119900.00
				CON TX 443.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 452.63
				CHECK 452.63
06/26/96	01			10:18 0001 7772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196681 IDENTIF. # REFERENCE

96 JUN 26 10: 13

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

No. 1055532