BOOK 10102 PG 916

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 12-2-97
(AFFIX SEAL)

ELIZABETH SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 12-2-97

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| April D. Hefner (NAME) | PNC Mortgage Corp. of America (NAME) | 162-13 195 |
| 929 Ilawood Drive (ADDRESS) | 440 North Fairway Drive (ADDRESS) | |
| Nashville, TN 37211 (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, Rodger Speegle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April D. Hefner

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, TN, being Lot No. 61A on the Plan of Zone Lot Division, Lots 60-63, Dreamland Estates Southeast (Section Two), of record in Book 6900, Page 50, amending Book 5200, Page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodger Speegle by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8315, Page 415, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 6426, Page 636; Book 6437, Page 304; Book 6467, Page 165; Book 6900, Page 50, and all matters shown on the Plan of Record.

0197982
IDENTIFICATION REFERENCE

96 JUN 28 PM 2:48
REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 929 Ilawood Drive, Nashville, TN 37211
(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 27th day of June 19 96

Rodger Speegle
Rodger Speegle

BOOK 10102 PG 917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodger Speegle

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 19 96.

Commission expires _____

_____
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 _____.

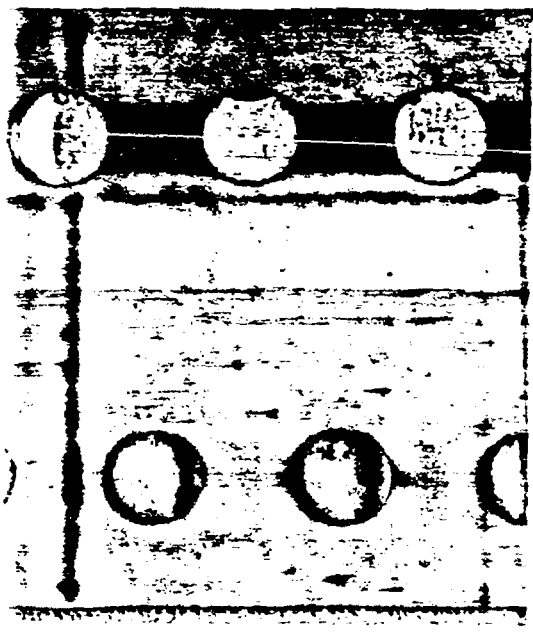
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ELIZABETH J SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/25/2000

7137 06/28 0101 03CHECK 340.15



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

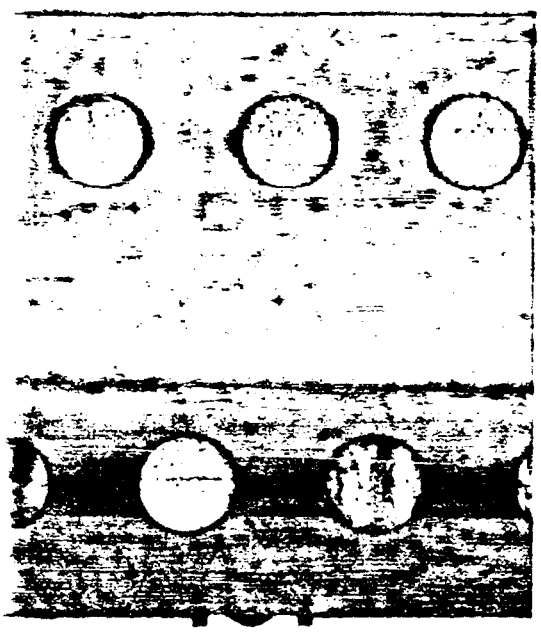
RECEIVED OF _____

FOR _____

BOOK 10102 PG 918

| | | |
|---|---|---|
| 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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

06/28/96 01 14:54 0001 9137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197982
IDENTIFICATION REFERENCE

96 JUN 28 PM 2:48

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

No. 1056885