0208670

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUL 30 AM 9:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37950
Dav. Co. File: Box 8

BOOK 10136 PG 856

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angela A. Mensi 742 Harpeth Trace Drive Nashville, TN 37221	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 143-2-B-022 09DZ 73025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie P. Yappen, previously known as Melanie Paige Kihlstrand, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela A. Mensi, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revised Treetops at Harpeth Trace of record in Book 6250, page 455, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Melanie Paige Kihlstrand by deed from Martin L. Zeitlin and Jeffery A. Zeitlin, as tenants in common of record in Book 9354, page 798, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6287, Page 417, said Register's Office, and to the matters set forth in the referenced Plan of record.

Darrin Yappen, the spouse of Melanie P. Yappen, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 742 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 1996.

Melanie P. Yappen

Darrin Yappen

State of Tennessee
County of Davidson

On this 26th day of July, 1996, before me the undersigned authority, personally appeared **Melanie P. Yappen and Darrin Yappen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 131500.00

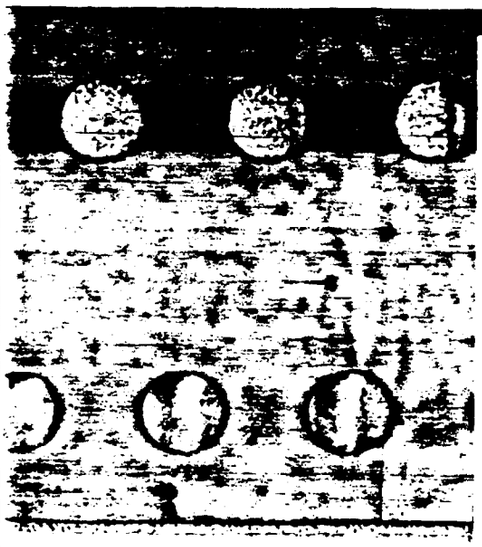
Angela A. Mensi
Affiant

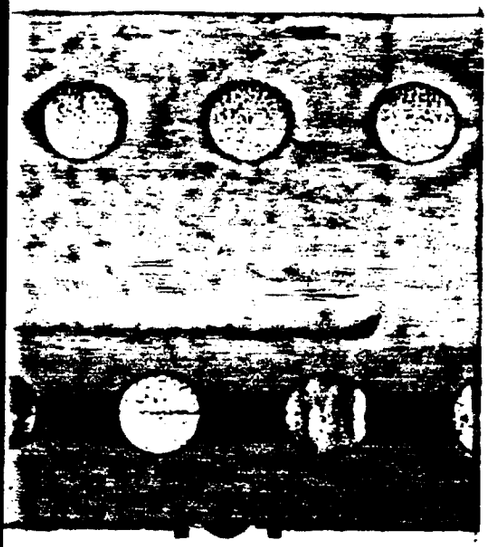
Sworn and subscribed before me on the 26th day of July, 1996.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

0732 07/30 0101 03CHECK 495.55





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

RECEIVED OF _____

FOR _____

BOOK 10136 PG 858

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
				131500.00
				CON TX 486.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 495.55
				CHECK 495.55
			07/30/96 01	09:43 0001 0732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208670 IDENTIF. ↑ REFERENCE

96 JUL 30 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068329