Box 2

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson L. Mann (NAME)	PNC Mortgage Corp. of America (NAME)	21-59.00
6489 Clarksville Pike (ADDRESS)	440 North Fairway Drive (ADDRESS)	14D-06970
Joelton, Tennessee 37080 (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, Earl L. Mayo, Executor of The Estate of Mai Belle Fentress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anderson L. Mann and wife, Diane F. Mann

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:

SEE EXHIBIT A FOR LEGAL

Being the same property conveyed to J.E. Fentress and wife, Mai Belle Fentress by deed from C.B. Bidwell and wife, Kate E. Bidwell, of record in Book 1339, page 505, Register's Office for Davidson County, Tennessee. The said Mai Belle Fentress having since died, being predeceased by J.E. Fentress. The said Mail Belle Fentress having left a Will in Probate, appointing Earl Mayo as the executor of her Last Will and Testament of record in Probate Court File No. 96P-153, Register's Office for Davidson County, Tennessee. Said Will authorizing the executor to sell and convey said property.

The only heirs at law of Mai Belle Fentress are the said Earl Ricky Mayo, James Randall Mayo, Charlotte Ann Fentress Bennett and Evelyn Fentress Mayo, all of which hereby join in and convey any interest they may have in said property.

This conveyance is subject to Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions will include that there are to be no trailers, mobile homes, junk cars, swine or chickens on said property, these restrictions will expire upon the death of Earl L. Mayo and wife, Evelyn Mayo; easements of record in Deed Book 1339, page 505, Book 1357, page 399, Book 1373, page 9, Book 4054, page 747, Book 8841, page 452, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6489 Clarksville Pike, Joelton, Tennessee 37080
(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 2nd day of August 19 96

The Estate of Mai Belle Fentress
By: Earl L. Mayo
Earl L. Mayo, Individually and of the of

James Randall Mayo

Earl Rickey Mayo

Charlotte Ann Fentress Bennett

Evelyn Fentress Mayo

STATE OF TENNESSEE

BOOK 10149 PG 364

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl L. Mayo, Individually & and as Executor of the Estate of Mai Belle Fentress, James Randall Mayo, Charlotte Ann Fentress, Earl Rickey Mayo & Evelyn Fentress Mayo

the bargainor _____ 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 Brentwood, Tennessee, this 2nd day of August 19 96

Commission expires Sept. 18, 1996

Susan B. Nichols

Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires Sept. 18, 1996

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

WARRANTY DEED

FROM

The Estate of Mai Belle Fentress

TO

Anderson L. Mann and wife, Diane F. Mann

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

Exhibit A

BOOK 10149 PG 365

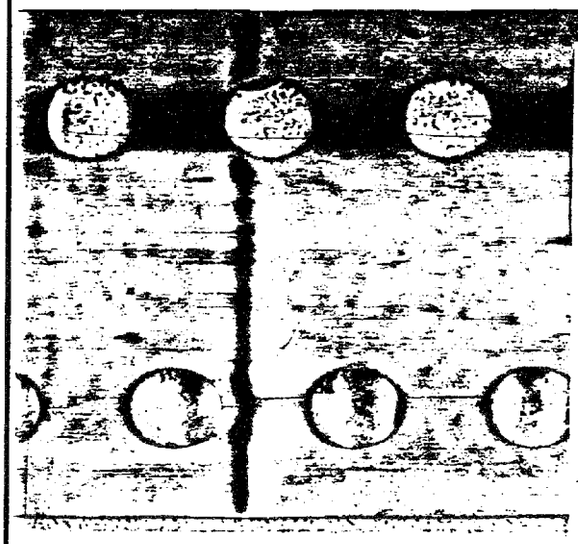
TRACT 2

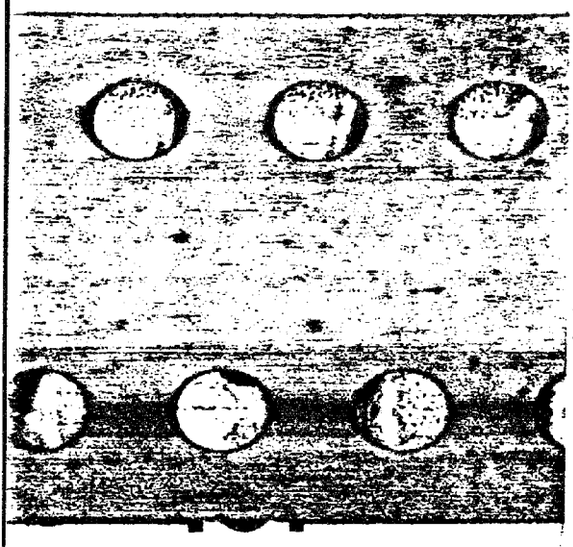
Beginning at the northeast corner of the Earl L. Mayo property as recorded in Deed Book 10063, Page 956, RODCT, said iron pin being in the south right-of-way of Clarksville Highway; thence along the south right-of-way of Clarksville Highway S 75°56'14" E a distance of 240.00' to the northwest corner of Tract 1 of the J. E. Fentress property as described herein; thence along the west line of Tract 1 S 11°37'45" W a distance of 2,666.11' to a point in the north line of the Phila R. Hach property as recorded in Deed Book 10041, Page 557, RODCT; thence along the north line of Hach N 58°02'22" W a distance of 383.22' to an iron pin; thence N 89°19'16" W a distance of 16.88' to an iron pin in the east line of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, RODCT; thence along the east line of Gunter N 6°51'46" E a distance of 1,980.85' to an iron pin at the southwest corner of the Earl L. Mayo property as recorded in Deed Book 10063, Page 956, RODCT; thence along the south line of Mayo S 71°36'32" E a distance of 272.05' to an iron pin; thence along the east line of Mayo N 14°31'40" E a distance of 605.13' to the point of beginning; containing 24.500 acres, more or less.

02122 15
IDENTIF. & REFERENCE

96 AUG -7 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

4511 08/07 01:01 03CHECK 623.50





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 366

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

08/07/96 01 13:20 0001 4511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02122 15
IDENTIF. # REFERENCE

96 AUG -7 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

No. 1017115