Acuity 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10215 PG 741
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy S. Smith (NAME)	PNC Mortgage Corp. of America (NAME)	161-11-0-A
436 Huntington Ridge Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	221.00CO
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, Karen Dian McCray, now Mathias, and husband, Philip K. Mathias

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy S. Smith

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. 221 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4460, Page 67 and amended in Book 4675, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Dian McCray, unmarried, by deed from Donald W. Dial and wife, Judy F. Dial of record in Book 9603, Page 566, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4729, Page 687, Book 4889, page 905, Book 5394, page 243, By-Laws in Book 7423, page 762, Storm Water Detention Agreements in Book 9732, page 551, Book 9775, page 308 and Dedication of Common Areas in Book 4742, page 570, and all matters shown on the Plan of Record.

Philip K. Mathias joins in this conveyance to convey any and all marital rights which he may have in said property.

unimproved ( )
This is improved (X) property, known as 436 Huntington Ridge 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 2nd day of October 19 96

Karen Dian McCray Mathias
Karen Dian McCray Mathias

Philip K. Mathias
Philip K. Mathias

BOOK 10215 PG 742

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 Karen Dian McCray Mathias and Philip K. Mathias

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of October 1996.

Commission expires May 16, 1999

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

0232944

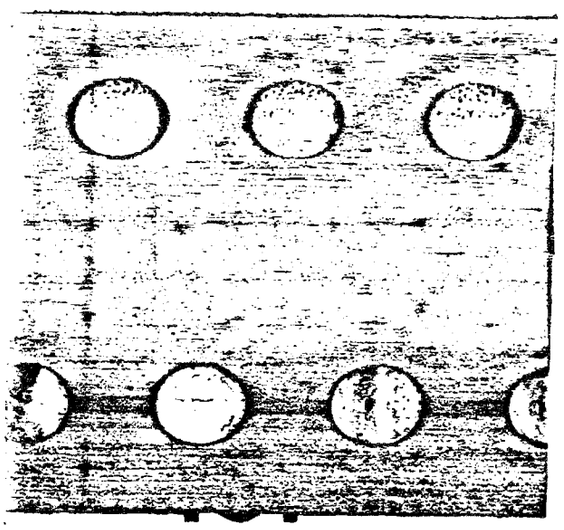
IDENTIF. & REFERENCE

96 OCT -4 AM 10: 10

5647 10/04 0101 33CHECK 28B.35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10215 PG 743

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 75500.00
				CON TX 279.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 288.35
				CHECK 288.35
		10/04/96	01	10:12 0001 6647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232944
IDENTIF. & REFERENCE

96 OCT -4 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073720

No. [redacted]