BOOK 10244 PG 226 Box 2



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 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
Anthony K. Rogers (NAME)	PNC Mortgage Corp. of America (NAME)	064-3-B-87.00CO
1212 Pointe Place (ADDRESS)	440 North Fairway Drive (ADDRESS)	04D-94680
Old Hickory, TN 37138 (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, Mark Brown and wife, Ginger G. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony K. Rogers and wife, Kimberly M. Rogers

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. 240 on the Plane of Phase Six, Section One, Brandywine Pointe, of record in Book 7900, page 805, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mark Brown, by deed from Brandywine Pointe Partners, of record in Book 9592, Page 248, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 7900, page 805; Declaration of covenants, conditions and restrictions of record in Book 9485, page 885, 8695, page 379, 9145, page 957, Book 9576, page 846 and Book 9776, page 427; Title to that portion of the premises within the bounds of high & low water marks of Old Hickory Lake; all of record in the Register's office for Davidson County, Tennessee.

Ginger G. Brown joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Mark Brown .

unimproved ( )
This is improved (X) property, known as 1212 Pointe Place, Old Hickory, TN 37138
(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 25th day of October, 19 96

Mark Brown

Ginger G. Brown

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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 Mark Brown and wife, Ginger G. Brown

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 25th day of October 1996.

Commission expires Sept. 18, 1998

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1998

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

Mark Brown

TO

Anthony K. Rogers

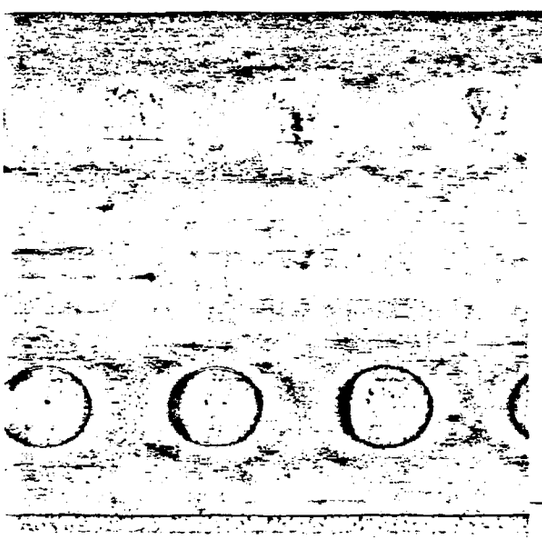
RETURN TO:

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

IDENTIF. 4 REFERENCE 024026

96 OCT 31 PM 12:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

6396 10/31 0101 03CHECK 15.18-60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 408000.00
				CON TX 1509.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1518.60
				CHECK 1518.60
10/31/96	01		12:57 0001	6396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242026
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083342