This Instrument Prepared By:

BOTTORFF, KAVIN & COOK
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Kelly L. Dickinson
116 Harding Place
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

BOOK 10268 PG 900

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:

MAP	130-1
GROUP	A
PARCEL	23.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathleen Phillips, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kelly L. Dickinson, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, TN, being Unit No. C-7 on the Plan of Belle Meade Terrace Condominiums, of record in Book 5200, pages 325 thru 329, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathleen Phillips, unmarried, by deed from Jmaes C. Broome and wife, Sherry C. Broome of record in Book 9438, page 795, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Harding Place, Unit No. C-7, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelly L. Dickinson, unmarried, her heirs and assigns, forever; and we, Kathleen Phillips, unmarried, does covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of October, 1996.

Kathleen Phillips
by Lucy M. Bottorff, atty-in-fact
Kathleen Phillips
By Lucy M. Bottorff, as Attorney-in-Fact

0248891
IDENTIF. & REFERENCE

96 NOV 21 PM 3:00
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lucy M. Bottorff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Attorney-in-Fact for the bargainor, Kathleen Phillips, unmarried, executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of October, 1996.

NOTARY PUBLIC Francene W. Kavin

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

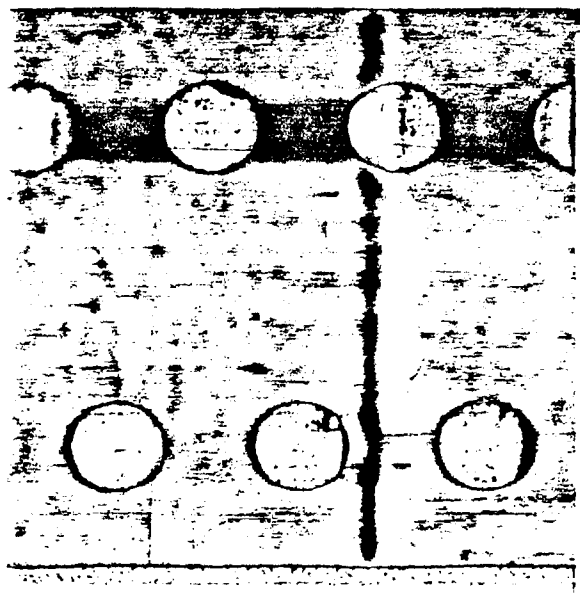
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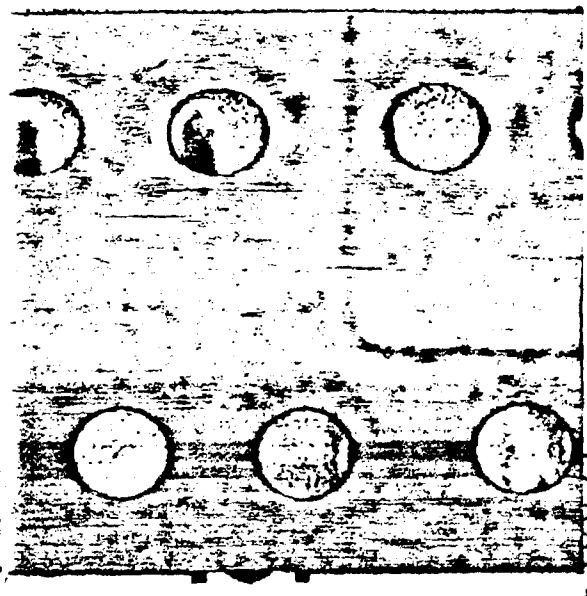
Subscribed and sworn to before me this 25th day of October, 1996.

NOTARY PUBLIC Francene W. Kavin

My Commission Expires: January 4, 1997

7954 11/21 0101 03CHECK 327.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10266 PG 902

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 66000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
11/21/96	01			14:59 0001 7954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 02 48891

96 NOV 21 PM 3:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1090659