WARRANTY DEED

BOOK 10277 PG 235

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: June 21, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, ATTORNEY PBR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRBY H. LUNN (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 73-1
3909 MOSS ROSE DRIVE (ADDRESS)	320 INTERSTATE NORTH PKY.STE 300 (ADDRESS)	PARCEL 231
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	ATLANTA, GA 30339 (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, BILLY G. WILLIAMS AND WIFE, R. JEAN WILLIAMS AND EVERETT A. WILLIAMS AND WIFE, PATRICIA WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRBY H. LUNN, UNMARRIED

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, Tennessee, being Lot No. 26 on the Map of Moss Rose Heights Subdivision, Section No. 2, Extended, as of record in book 1424, Page 109, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Moss Rose Dirve, at the corner of Lot Nos. 25 and 26; thence with the line between said two lots, westwardly 200 feet; thence south 35 deg. 40' east 82.7 feet to the northerly margin of an unnamed street; thence with same, eastwardly 180 feet to the beginning of a curve; thence around said curve, in a northeasterly direction, 31.42 feet to the westerly margin of Moss Rose Drive; thence with same, northwardly 62.7 feet to the beginning.

Being the same property conveyed to Billy G. Williams and Everett A. Williams by Quit Claim Deed from Houston G. Williams and wife, Nina Irene Williams of record in Book 8705, page 119, Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the place of residence of the Grantors and or their spouses.

R. JEAN WILLIAMS, spouse of BILLY G. WILLIAMS, joins in the execution of this

CONTINUED

unimproved ( )
This is improved (X) property, known as 3909 MOSS ROSE DRIVE, NASHVILLE, TN 37216
(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. Where ... singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of November 19 96

Billy G. Williams
BILLY G. WILLIAMS

Everett A. Williams
EVERETT A. WILLIAMS

R. Jean Williams
R. JEAN WILLIAMS

Patricia Williams
PATRICIA WILLIAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY G. WILLIAMS AND WIFE, R. JEAN WILLIAMS AND EVERETT A. WILLIAMS AND WIFE, PATRICIA WILLIAMS

the bargainor S, 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 HENDERSONVILLE, Tennessee, this 27th day of November 19 96.

Commission expires June 21, 2000

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

LEGAL DESCRIPTION CONTINUATION

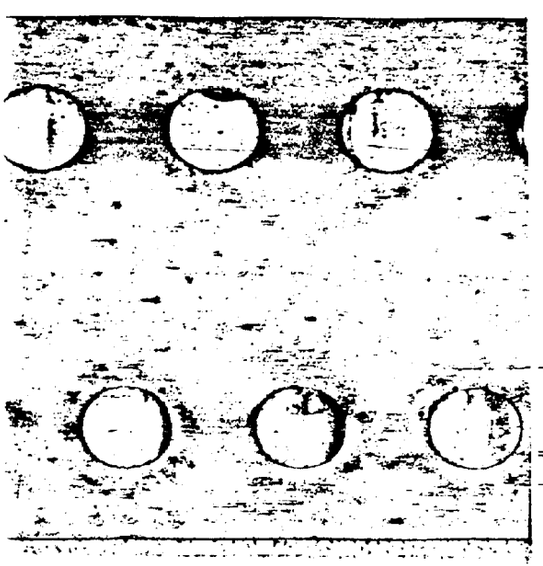
instrument to relinquish any maritial rights she may have in said property. PATRICIA WILLIAMS, spouse of EVERETT A. WILLIAMS, joins in the execution of this instrument to relinquish any maritial rights she may have in said property.

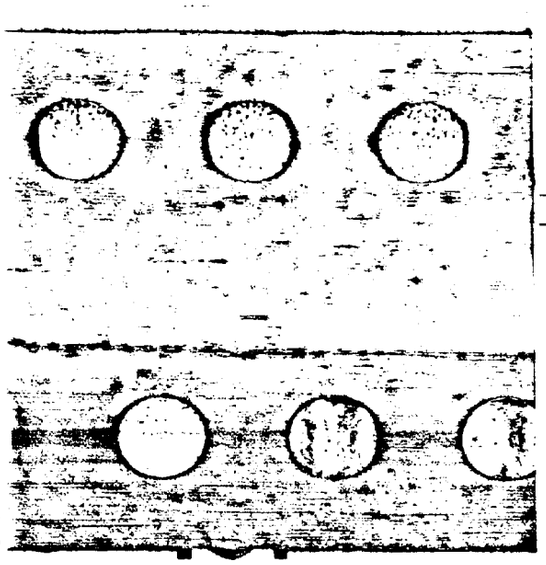
This conveyance is made subject to restrictive covenants of record in Book 1153, Page 283, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

0971 12/03 0101 03CHECK 321.95

0251720
IDENTIF. & REFERENCE

96 DEC -3 AM 8:56
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10277 PG 238

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	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	12.00
TOTAL	321.95
CHECK	321.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/05/96 01 0055 0001 0971

0251720
IDENTIF. & REFERENCE

96 DEC -3 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093642