WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,969.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF December 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Dobkins	PNC Mortgage Corp. of America	75-12
(NAME)	(NAME)	
1109 Richard Lee Circle	440 North Fairway Drive	42
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Vernon Hills, Illinois 60061	
(CITY) (STATE) (ZIP)	(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, Tacopa Land, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J. Dobkins and wife, Christina D. Dobkins

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:

Being Lot No. 59 on the Final Plat of Section 4, Meadows of Tulip Grove, of record in Plan Book 9700, Page 252, Register's Office.

BEING part of the same property conveyed to Tacopa Land, L.L.C. by deed from Meadows of Tulip Grove, L.P. of record in Book 10100, Page 340, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed.

This conveyance is subject to restrictions of record in Book 10100, Page 337, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 9700, Page 252, said Register's Office.

Grantor agrees to pay Rollback Taxes.

96 DEC 30 AM 11:16
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0259783

unimproved ( )
This is improved (X) property, known as 1109 Richard Lee Circle, Hermitage, TN 37076
(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 20th day of December 19 96

Tacopa Land, L.L.C.
By: Billy C. Robinson Chief Mgr.
Billy C. Robinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Billy C. Robinson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Tarpa Land, L.L.C. the within named bargainor, and corporation, and that he as such Chief Manager 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 Billy C. Robinson as such Chief Manager, and attesting the same by the said _____ as such _____.

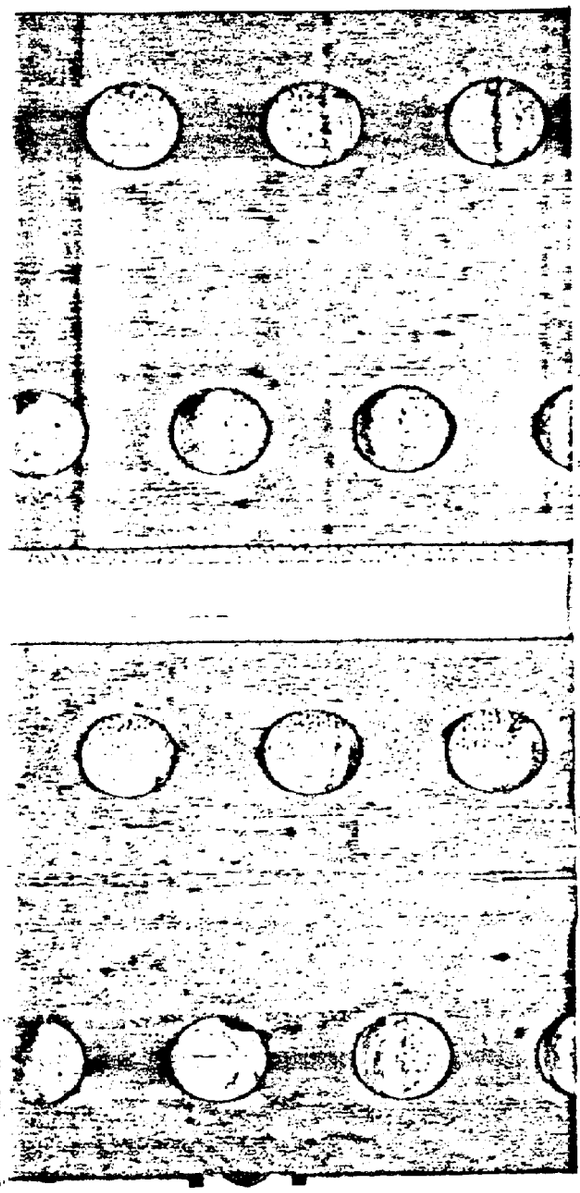
Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 20th day of December 1996.

My commission expires 4/25/98

Notary Public

LOUISE B. [illegible] NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0091 12/30 0101 03CHECK 349.0



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10304 PG 11

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 91900.00
CON TX 340.03
PRFEE 1.00
WDEED 8.00
TOTAL 349.03
CHECK 349.03

12/30/96 01 11:18 0001 0091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259783
IDENTIF. # REFERENCE

96 DEC 30 AM 11:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1102646