WARRANTY DEED

BOOK 10313 PG 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-18-99
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELE S. HAMBY	PNC MORTGAGE CORP. OF AMERICA	MAP NO. 155-15A
(NAME)	(NAME)	
401 RAMBLEWOOD CIRCLE	440 NORTH FAIRWAY DRIVE	PARCEL NO. 23
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE	VERNON HILLS, IL 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, TIMOTHY H. IVY AND WIFE, MELISSA H. IVY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE S. HAMBY AND HUSBAND, CLOYD M. HAMBY

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. 23 on the Plan of Stonemeade, Section I of record in Plat Book 6900, pages 800 and 801, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy H. Ivy and wife, Melissa H. Ivy by deed from Centex Real Estate Corporation of record in Book 8663, page 133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7701, Page 290 amended in Book 8349, page 43 and Book 8810, page 840, 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.

unimproved ( )
This is improved (X) property, known as 401 RAMBLEWOOD CIRCLE, NASHVILLE, TENNESSEE
(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 our hand S this 27th day of December, 19 96

TIMOTHY H. IVY

MELISSA H. IVY

BOOK 10313 PG 915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY H. IVY AND WIFE, MELISSA H. IVY

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 NASHVILLE, Tennessee, this 27th day of December 19 96.

Commission expires 9-15-99

Mary Jane Irwin
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_____.

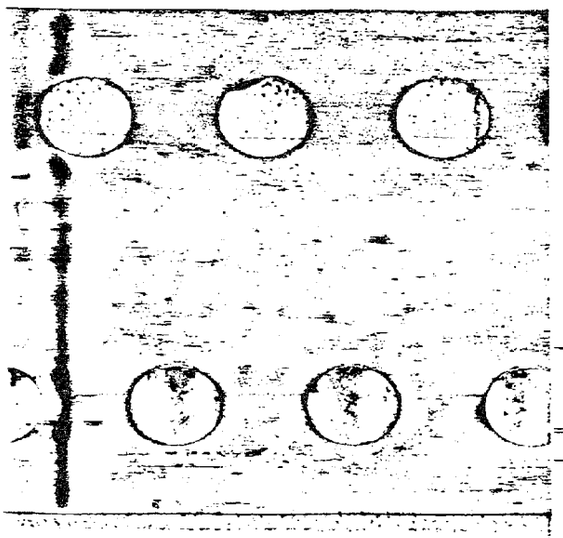
My commission expires _____

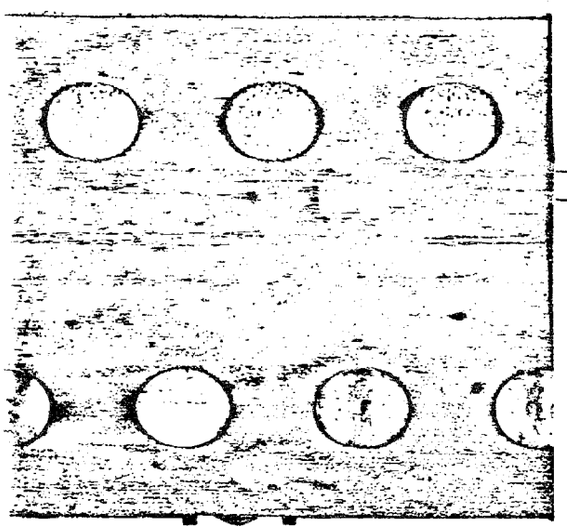
_____
Notary Public

0262375
IDENTIFICATION REFERENCE

97 JAN -8 AM 8:25
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

2025 01/08 0101 03CHECK 552.90





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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 916

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	147000.00
			CON TX	543.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	552.90
			CHECK	552.90
01/08/97	01	08:24	0001	2925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262375
IDENTIF. # REFERENCE

97 JAN -8 AM 8:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1105454