Bdx 52

Return to:
Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027
L-9483

BOOK 10362 PG 79

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ANTHONY J. MIRACLE AND WIFE,
JENNIFER L. MIRACLE
6521 CHESSINGTON DRIVE
NASHVILLE, TN 37221

SEND TAX BILLS TO:

PNC MORTGAGE CORP. OF AMERICA
75 North Fairway Drive
Vernon Hills, IL 60061

MAP/PARCEL NUMBER:

MAP 155-08-0-C, PARCEL 234

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 169,000.00

AFFIANT

Subscribed and sworn to me this the 27th day of February 1997

Notary Public
My commission expires: 9-18-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0276936
IDENTIF. ▲ REFERENCE

97 FEB 27 AM 10:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MICHAEL BURNS, AN UN-MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ANTHONY J. MIRACLE AND WIFE, JENNIFER L. MIRACLE, hereinafter referred to as GRANTEE, his\her\their successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6521 CHESSINGTON DRIVE, NASHVILLE, TN 37221.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and

I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, his\her\their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 7th day of August, 1996.

MICHAEL BURNS

STATE OF Tennessee :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL BURNS _____, the within named BARGAINOR , with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, on this the 7 day of Aug, 1996.

notary public

My commission expires: 28 Nov 1998

JOHN C. FULLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 234, on the Plan of Poplar Creek, Phase Two, of record in Book 6900, pages 339 through 347, and as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to MICHAEL BURNS, by Deed from WILLIAM C. DEMETREE AND LEE CHIRA, of record in Book 9897, page 175, Register's Office for DAVIDSON County, Tennessee.

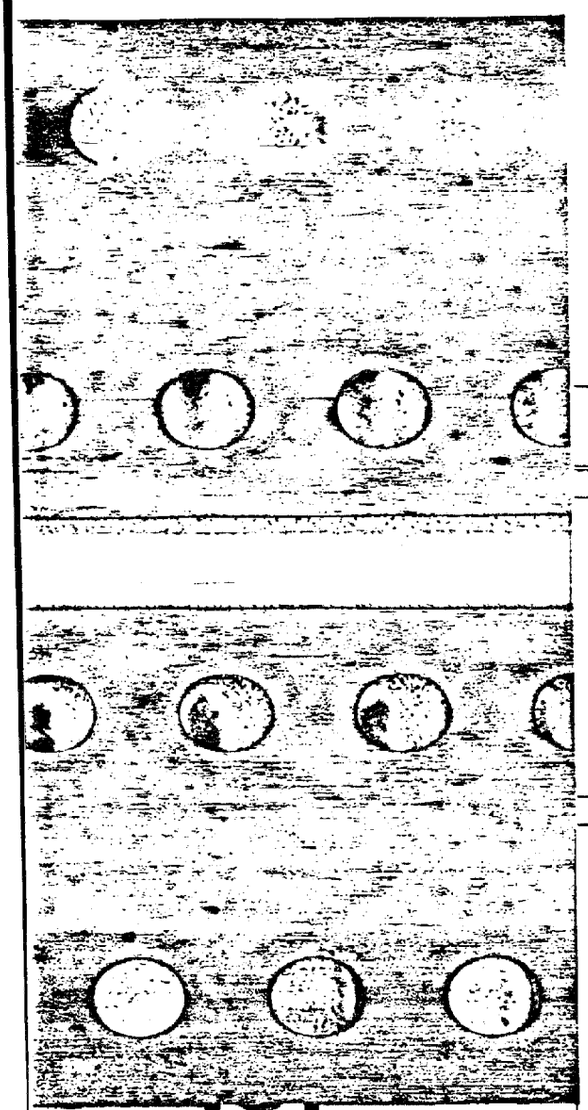
EXHIBIT 'B'

1. Real property taxes for 1996 and all future years constitutes a lien, although the same are not yet due and payable (MAP 155-8C, PARCEL 234CO, 175 - UNIMPROVED PROPERTY AS OF 1995).

2. All matters set forth on the Plan of record in Book 6900, page 339-347, as amended in Book 7900, page 888-889, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 6662, Page 433, Register's Office for DAVIDSON County, Tennessee.

0574 02/27 0101 03CHECK 638-30



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 82

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	
				169000.00
			CON TX	625.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	638.30
			CHECK	638.30
02/27/97	01		10:59 0001	0574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276936
IDENTIF. ↑ REFERENCE

97 FEB 27 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1120989