BOOK 10442 PAGE 938

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANIEL J. PETRAITIS 1008 Gilmore Avenue Nashville, Tennessee 37204	PNC Mortgage Corp. 440 North Fairway Drive Vernon Hills, Illinois 60061	MAP 118-01 PARCEL 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100--- ---------- ($ 162,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, ____, LINCOLN TRUST COMPANY, CUSTODIAN F/B/O ROBERT BOND MILLER hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DANIEL J. PETRAITIS AND WIFE, BRIDGETT M. PETRAITIS hereinafter called the Grantee s , 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. 49 and the westerly one-half of Lot No. 48 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 and the westerly part of Lot No. 48 front together 75.0 feet on the northerly side of Gilmore Avenue and run back between parallel lines 155.0 feet to an alley.

BEING the same property conveyed to Lincoln Trust Company, Custodian F/B/O Robert Bond Miller, by deed from Douglas P. Vandenburg, a single person, of record in Book 10087, page 792, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Gilmore Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEEs that it is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57 , page 93 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds its successors and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23 day of April, 19 97.

LINCOLN TRUST COMPANY, CUSTODIAN
ROBERT BOND MILLER F/B/O

ACKNOWLEDGED BY:

Robert Bond Miller

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~) Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georganna Reybal, Manager of Lincoln Trust Company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of April, 1997.

MY COMMISSION EXPIRES 01-07-98
My Commission Expires: _____

Sandra J. Hill-Stedman
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF COLORADO)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who, upon oath, acknowleged to be the _____ of Lincoln Trust Company and that as such _____ executed the foregoing instrument for the purpose therein contained by signing the name of the company as _____.

Witness my hand and seal this _____ day of April, 1997.

Notary Public

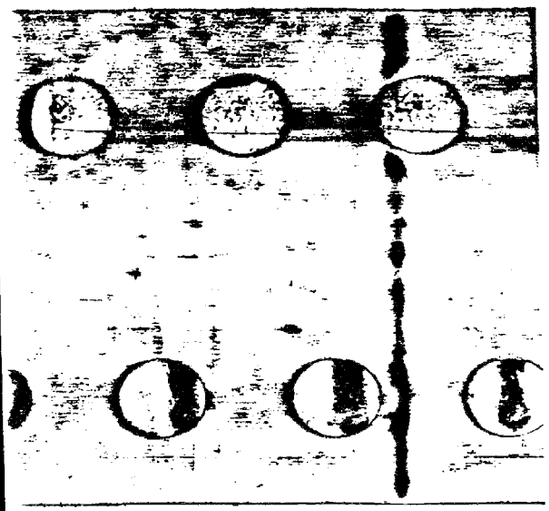
My commission expires: _____

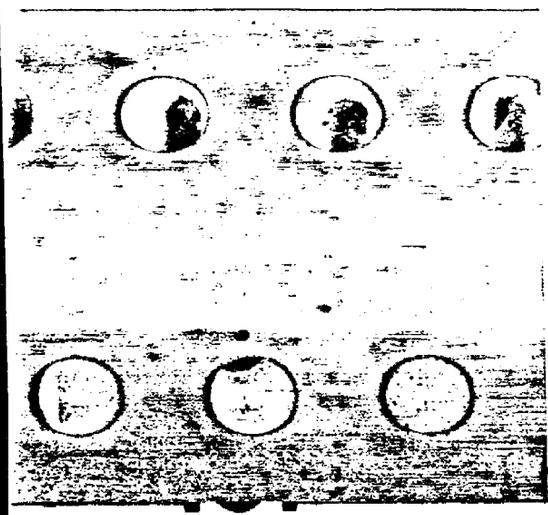
97 MAY -5 PM 3:16
PAULA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0374 05/05 0001 03CHECK 608.40

0301620

IDENTIFICATION REFERENCE





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

RECEIVED OF _____ BOOK 10112 PG 910

FOR _____

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
162000.00
CON TX 599.40
PRFEE 1.00
WDEED 8.00
TOTAL 608.40
CHECK 608.40

05/05/97 01 15:19 0001 7374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301620
IDENTIFICATION REFERENCE

97 MAY -5 PM 3:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1147444