PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10474 PG 386

W & I Ref: (ljh) Title No: 38913
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Fontana Sandra L. Fontana 409 North Ridge Court Nashville, TN 37221	PNC Mortgage Corp. of America 75 N. Fairway Drive Vernon Hills, IL 60061

TAX MAP-PARCEL NUMBERS: 142-13-A-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Wayne Allen and spouse, Nancy C. Allen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James F. Fontana and spouse, Sandra L. Fontana,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 40 on the plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, Page 490, 491 and 492, revised in Book 6900, Page 784, Register's Office for said county.

SAID Lot No. 40 fronts 34.85 feet on the northwesterly margin of Northridge Court and extends back 136.47 feet on the northeasterly line and 123.18 feet on the southerly line to a broken line in the rear, measuring 174.00 feet thereon.

BEING the same property conveyed to David W. Allen and spouse, Nancy C. Allen by deed from William A. Thoel and spouse, Kathleen A. Thoel of record in Book 9002, Page 378, Register's Office for Davidson County, Tennessee.

Description reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens, and other matters set ofrth in Book 7185, page 619, Book 7405, page 780 said Register's Office, and to the other matters set forth in the refererenced Plan of record.

This is improved property, known as: 409 North Ridge Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1997.

David Wayne Allen

Nancy C. Allen

State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **David Wayne Allen** and **Nancy C. Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174000.00

Affiant

Sworn and subscribed before me on the 30th day of May, 1997.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

7395 06/02 0101 03CHECK 652-80

97 JUN -2 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03110666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 174000.00
CON TX 643.80
PRFEE 1.00
WDEED 8.00
TOTAL 652.80
CHECK 652.80

06/02/97 01 12:21 0001 7395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03110666
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157341