WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BOOK 10474 PG 574

#14664

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SANDRA L. FRANCIS (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	103-6
5644 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	75 North Fairway Drive (STREET ADDRESS)	241
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	8DA56626

FOR AND IN 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, CHRISTOPHER DUNLAP BEAVER AND WIFE, WANDA GUFFEY BEAVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA L. FRANCIS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Dunlap Beaver and spouse, Wanda Guffey Beaver by deed from John Reginald Hill, a single person of record in Book 8729, page 661, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 47, said Register's Office.

0310741
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7473 06/02 0101 03CHECK 582.50

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

This is improved (XX) unimproved ( ) property, known as 5644 Kendall Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of May, 1997.

Christopher Dunlap Beaver
CHRISTOPHER DUNLAP BEAVER

Wanda Guffey Beaver
WANDA GUFFEY BEAVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10474 PG 575

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER DUNLAP BEAVER AND WIFE, WANDA GUFFEY BEAVER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of May, 19 97.

My commission expires 11-22-97 Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 97.

MY COMMISSION EXPIRES: 11-22-97 (AFFIX SEAL)

Notary Public

WARRANTY DEED

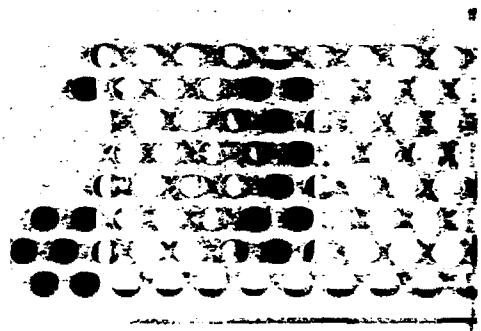
FROM

CHRISTOPHER DUNLAP BRAVER AND WIFE, WANDA GUFFEY BEAVER

TO

SANDRA L. FRANCIS

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10474 PG 576

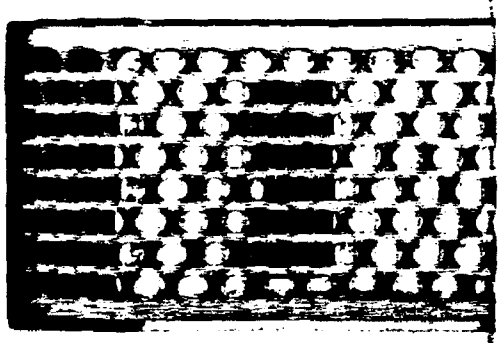
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/97 01 13:24 0001 7473



0310741
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157416