BOOK 10477 PG 306

97 JUN -3 PM 1:19
DAVIDSON COUNTY, TN.

03 11 376
IDENTIF. & REFERENCE

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

W & I Ref: (ljh) Title No: 38766
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey C. Nahley 3435 Hampton Avenue Nashville, TN 37215	PNC Mortgage Corp. of America 75 North Fairway Drive Vernon Hills, IL 60061

TAX MAP-PARCEL NUMBERS: 117-06-76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 555000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Limbird and spouse, Lee E. Limbird,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey C. Nahley,** 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 part of Lot No. 29, on the Plan of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows:

BEGINNING on the southerly margin of Hampton Avenue at a point 1825 feet west of the center line of 23rd Avenue, South; thence with said Avenue, Westwardly, 125 feet to the N.E. corner of the property conveyed to Harvill A. Freeland and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1058, Page 73, Register's Office for said County; thence with said Freeland's Easterly line, southwardly 345 feet; thence Eastwardly 125 feet; thence northwardly 345 feet to the beginning.

BEING the same property conveyed to Thomas J. Limbird and wife, Lee E. Limbird by deed from Chalmette Square Trust of record in Book 7717, Page 227, 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..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 3435 Hampton Avenue, Nashville, TN 37215

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 29th day of May, 1997.

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Thomas J. Limbird **Lee E. Limbird**

State of Tennessee
County of Davidson

On this 29th day of May, 1997, before me the undersigned authority, personally appeared **Thomas J. Limbird** and **Lee E. Limbird**, 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: $ 555000.00

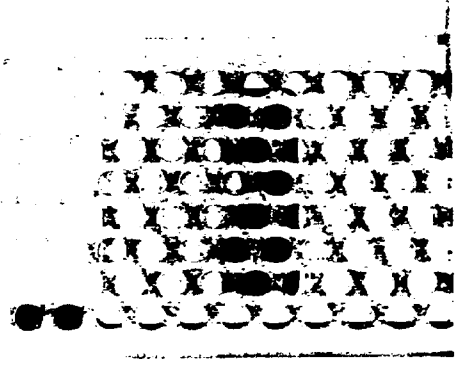
Affiant

Sworn and subscribed before me on the 29th 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

8139 06/03 0101 03CHECK 2062.50



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

RECEIVED OF _____

FOR _____

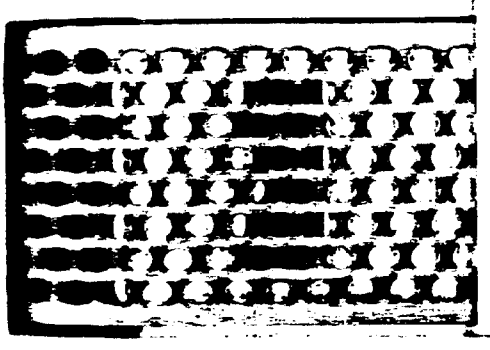
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 555000.00
CON TX 2053.50
PRFEE 1.00
WDEED 8.00
TOTAL 2062.50
CHECK 2062.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/03/97 01 13:20 0001 8139



03111376
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158072