File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 10493 PG 121
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14697

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROSS I. EVANS, III (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	116-10
110 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	440 North Pairway Drive (STREET ADDRESS)	9
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	BM6125

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, ROSS EVANS, JR. AND WIFE, PATRICIA C. EVANS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSS I. EVANS, III AND WIFE, NAN G. EVANS

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, State of Tennessee, being the northwesterly part of Lot No. 11 and the southeasterly part of Lot No. 12 on the Map of Deerfield, as of record in Book 547, pages 191 and 192, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Clarendon Avenue at the southwesterly line of the property conveyed to Martha Hays Eve by deed from Anne Orr Callahan, et al., of record in Book 1494, page 59, Register's Office for said County; thence with Callahan's northwesterly line northeastwardly 219.7 feet, more or less, to the southeasterly line of Lot No. 4; thence with the southeasterly line of Lots Nos. 4 and 5, northwestwardly 117 feet to the northeasterly line of property conveyed to Paul E. Shwab by deed from Anne Champe Orr as of record in Book 1383, page 659, said Register's Office; thence with Shwab's southeasterly line southwestwardly 241 feet, more or less, to the northeasterly margin of Clarendon Avenue; thence with the northeasterly margin of said Avenue southeastwardly 160 feet to the point of beginning.

Being the same property conveyed to Ross Evans, Jr. and wife, Patricia C. Evans by deed from Martha Orgain Evans of record in Book 6696, page 534, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5786, page 934; and (3) All matters appearing on the Plan of record in Book 547, page 191, said Register's Office.

97 JUN 19 AM 10:22
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0317582

unimproved ( )
This is improved (XX) property, known as 110 Clarendon Avenue, Nashville, Tennessee 37205

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 16th day of June, 19 97

ROSS EVANS, JR.

PATRICIA C. EVANS

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 10493 PG 122

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. ROSS EVANS, JR. AND WIFE, PATRICIA C. EVANS

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 16th day of June 19 97.

My commission expires 9/18/99 Notary Public

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 97.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM ROSS EVANS, JR. AND WIFE, PATRICIA C. EVANS

TO ROSS I. EVANS, III AND WIFE, NAN G. EVANS

4979 06/19 0101 03CHECK 1674.00

PLEASE RETURN TO:
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 10496 PG 123

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
450000.00

CON TX 1665.00
PRFEE 1.00
WDEED 8.00
TOTAL 1674.00
CHECK 1674.00

06/19/97 01 10:25 0001 4979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 17582
IDENTIF. # REFERENCE

97 JUN 19 AM 10: 22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1165035