BOOK 10727 PG 416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Stephen Hastings	PNC Mortgage Corp. of America	MAP 117-13
(NAME)	(NAME)	
4003 Vailwood Drive	440 North Fairway Drive	PARCEL 35
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Vernon Hills, IL 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Betty Graw Crosier and Margaret Graw Rohe, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Stephen Hastings and wife, Jennifer Paige Hastings

HEREINAFTER CALLED THE GRANTEES, THEIR 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 21 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to John F. Moore and wife, Frances Rook Moore by deed from Woodlawn Homes, Inc., a Tennessee Corporation of record in Book 1636, page 607, Register's Office for Davidson County, Tennessee.

John F. Moore has since died leaving his interest in said property to Frances Rook Moore. Frances Rook Moore died October 2, 1997. The Last Will and Testament of Frances Rook Moore of record in Will Book 216, page 297, Davidson County Probate Court devises her interest in said property to Margaret Graw Rohe and Betty Graw Crosier.

This property has never served as a marital residence to the Grantors herein.

This conveyance is subject to all matters appearing on the plan of record in Book 1130, page 82, said Register's Office and restrictive covenants contained in instrument of record in Book 1049, page 546 and Book 1361, page 355, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4003 Vailwood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this ~~17th~~ 11th AGR day of December 19 97

Betty Graw Crosier
Betty Graw Crosier

Margaret Graw Rohe
Margaret Graw Rohe

STATE OF New York)
COUNTY OF Erie)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Graw Crosier, 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 seal this 11TH day of December, 1997.

Thomas R Klubek
NOTARY PUBLIC

My commission expires: THOMAS R. KLUBEK
NOTARY PUBLIC, State of New York
Qualified in Erie County
Expires April 24, 99

STATE OF New York)
COUNTY OF Erie)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Graw Rohe, the bargainor, with whom I am perssonally 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 seal this 11TH day of December, 1997.

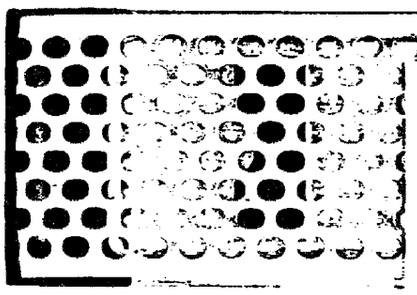
Thomas R Klubek
Notary Public

My commission expires: THOMAS R. KLUBEK
NOTARY PUBLIC, State of New York
Qualified in Erie County
Expires April 24, 99

0381848
IDENTIF. & REFERENCE

97 DEC 18 PM 1:10
FELIX A. [illegible]
DAVIDSON, CLERK, ERIE

3030 12/18 0101 03CHECK 527.00



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

RECEIVED OF _____

FOR _____

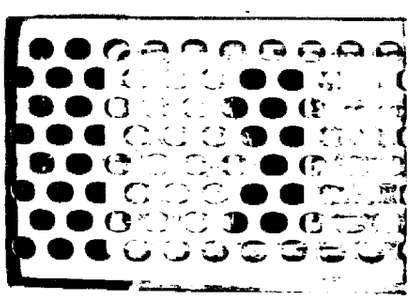
BOOK 10727 PG 418

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	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
TOTAL	527.00
CHECK	527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15 0001 3030



0381848
IDENTIF. & REFERENCE

97 DEC 18 PM 1:10
REGISTER
DAVIDSON CO. TN.
FELIX Z.

No. 1233772