FROM: FRANK R. DRURY, unmarried

THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS
& BERRY, PLC ATTORNEYS
NATIONSBANK PLAZA, SUITE 1600
414 UNION STREET
NASHVILLE, TENNESSEE 37239

TO: JOHN C. ABERNATHY and wife
JEANNE M. BROOKS

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John C. Abernathy	PNC MORTGAGE CORP.	Map 130-11
906 LYNNWOOD BOULEVARD	75 N. FAIRWAY DRIVE	Parcel 51
NASHVILLE, TENNESSEE 37205	VERNON HILLS, IL 60061	7DA50590

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 217,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 1997.

Notary Public

My Comm. Expires: 9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 23, 2000

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, **Frank R. Drury, unmarried**, hereinafter called "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto John C. Abernathy and wife, Jeanne M. Brooks, hereinafter called "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations and restrictions set forth on Exhibit A.

This is improved property known as **906 Lynnwood Boulevard, Nashville, Tennessee 37205.**

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands this 16th day of December, 1997, to be effective as of the 19th day of December, 1997.

Frank R. Drury

FRANK R. DRURY

STATE OF California)
COUNTY OF San Francisco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Drury, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Francisco, CA, this the 16th day of December, 1997.

Fredericka S. Drum

NOTARY PUBLIC

My Commission Expires: 9/4/99

FREDERICKA S. DRUM
Commission # 1071442
Notary Public — California
San Francisco County
My Comm. Expires Sep 4, 1999

MAIL ENV.

98 JAN -9 AM 9:51

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0388628

0455323.01
111503-119 12/05/97

EXHIBIT A

(Legal Description)

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Carter & King Lands, as of record in Book 57, page 99, Register's Office for said County, being Lot No. 21 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at the corner of Lots Nos. 20 and 21; thence with said Boulevard, southwardly 100 feet to the corner of Lots No. 21 and 22; thence with the line between said two lots eastwardly 250 feet; thence at right angles northwardly 100 feet to the corner of Lots No. 20 and 21; thence with the line between said two lots westwardly 250 feet to the beginning.

Being the same property conveyed to Frank R. Drury, unmarried, by deed from George Summertown Bryan and wife, Deborah J. Sheffield Bryan, of record in Book 9934, page 777, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

1. City and County real property tax for the current year prorated between the parties at the time of closing.

2. Encroachment of a fence serving subject property onto the adjoining property along the rear line as reflected on a Mortgage Loan Inspection by John Kohl and Company dated December 22, 1995.

0412 01/09 0101 03CHECK 817.75

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

RECEIVED OF _____

FOR _____

BOOK 10752 PG 772

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 217500.00
CON TX 804.75
PRFEE 1.00
WDEED 12.00
TOTAL 817.75
CHECK 817.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/09/98 01 09:54 0001 0412

0388628
IDENTIF. ◆ REFERENCE
98 JAN -9 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241076