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

WARRANTY DEED

BOOK 10776 PG 769

No.: 15186

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 98

NOTARY PUBLIC AT LARGE — ROBERT L. SCRUGGS — DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 24, 2001

SEAL

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
Mitchael J. Despot (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MLAP 145-13
5894 Willshire Drive (ADDRESS)	440 NORTH FAIRWAY DRIVE (ADDRESS)	PARCEL 6
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 60061 (CITY) (STATE) (ZIP)	FB# FH 18380

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, Francis Craig Creighton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchael J. Despot and wife, Cynthia R. Despot

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 No. 3 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francis Craig Creighton by Quitclaim Deed from Wilbur Foster Creighton, IV, of record in Book 10101, page 617, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2900, pages 110-111, said Register's Office.

98 FEB -2 AM 10:35
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0395766

unimproved ( )
This is improved (X) property, known as 5894 Willshire Drive, Nashville, Tennessee 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 my hand this 29th day of January 19 98

Francis Craig Creighton

Francis Craig Creighton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10776 PG 770

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis Craig Creighton

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 19 98.

Commission expires

Notary Public

ROBERT L. SCRIGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE
COUNTY OF

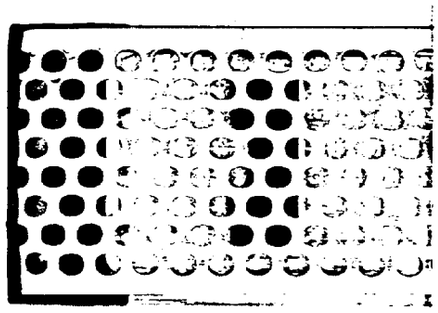
Before me, Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

B124 02/02 0101 03CHECK 989.50



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

RECEIVED OF _____

FOR _____

BOOK 10776 PG 771

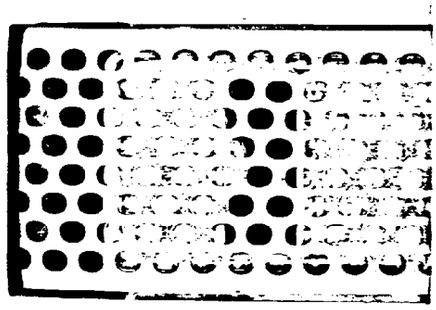
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
265000.00
CON TX 980.50
PRFEE 1.00
MISC 8.00
TOTAL 989.50
CHECK 989.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/98 01 10:35 0001 8124



0395766
IDENTIFICATION REFERENCE

98 FEB -2 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

No. 1248694