BOOK 10878 PG 859 File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-4-10-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 98
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Gibson-Harris (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 096-16-0-A
135 Lakebrink Drive (ADDRESS)	75 North Fairway Drive (ADDRESS)	PARCEL 97.00CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (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, James A. Ford and wife, Zoraida V. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Gibson-Harris, unmarried

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, known as lot 96, Larchwood, Phase One, Section Four, Building F, according to the plan of record in Plat Book 8250, page 890, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurated description thereof.

Being the same property conveyed to James A. Ford and wife, Zoraida V. Ford by deed from James M. Fischer, Jr., of record in Book 10603, page 793, in Register's Office for Davidson County, Tennessee.

This conveyance subject to taxes for 1998 and subsequent years, restrictions, and easements of record.

unimproved ( )
This is improved (X) property, known as 135 Lakebrink Drive, Nashville, Tennessee 37214
(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 3rd day of April 19 98

James A. Ford
Zoraida V. Ford
By: Zoraida V. Ford by James A. Ford P.O.A.
James A. Ford, Atto ev-in-

BOOK 10878 PG 860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Ford

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 Brentwood, Tennessee, this 3rd day of April 1998.

Commission expires 11.27.99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James A. Ford, Attorney-in-fact, for Zoraida V. Ford, with full authority to do so by pre-recorded document of record in Book 10497, page 884, Register's Office for Davidson County, Tennessee, 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 Brentwood, Tennessee, this 3rd day of April 1998.

My Commission expires: 11.27.99

Notary Public

0423320
IDENTIF. & REFERENCE
98 APR -8 PM 12:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
7673 04/08 0101 03CHECK 377.15

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

RECEIVED OF _____ BOOK 10878 PG 861

FOR _____

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	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	8.00
TOTAL	377.15
CHECK	377.15

04/08/98 01 12:55 0001 7673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423320
IDENTIF. # REFERENCE

98 APR -8 PM 12:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1277901