(1)

BOOK 10889 PG 39

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 39611
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wallace R. Yates, Jr. Teresa D. Yates 7600 Hansrote Court Nashville, TN 37221	PNC Mortgage Corp. of America P.O. Box 8111 Vernon Hills, IL 60061

TAX MAP-PARCEL NUMBERS: 141-14-A-16 09D 83100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Perry M. Mulligan and spouse, Susan Helen Mulligan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Wallace R. Yates, Jr. and spouse, Teresa D. Yates, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Hanover Park of Sheffield of record in Book 9700, pages 154-156, said Register's Office.

SAID Lot No. 16 fronts 93.50 feet on the northerly margin of Hansrote Court and extends back 162.48 feet on the easterly line and 188.26 feet on the westerly line to a dead line in the rear, measuring 66.00 feet thereon.

BEING the same property conveyed to Perry M. Mulligan and spouse, Susan Helen Mulligan, by deed from Beazer Homes Corp., dba Phillips Builders, a corporation, of record in Book 10667, page 742, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 10020, Page 110 and Book 10301, page 178, said Register's Office, and to the matters set forth in the referenced Plan of record.

This deed is being executed by Perry M. Mulligan and Susan Helen Mulligan separately in counterpart.

This is improved property, known as: 7600 Hansrote Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on Feb 13, 1998.

X Perry M Mulligan

State of TN.
County of Davidson

On Feb 13, 1998, before me the undersigned authority, personally appeared Perry M. Mulligan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/22/00

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 252,450.00

Affiant

Sworn and subscribed before me on April 15, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

03CHECK 943.07

04 26305

98 APR 16 AM 11:17

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10889 PG 41

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 252450.00
CON TX 934.07
PRFEE 1.00
WDEED 8.00
TOTAL 943.07
CHECK 943.07

04/16/98 01 11:18 0001 4900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426305
IDENTIFICATION REFERENCE

98 APR 16 AM 11:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281052