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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10912 PG 286

#15346

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETTY J. CIESA	PNC MORTGAGE CORP. OF AMERICA	MAP 173-1
(NAME)	(NAME)	
329 Cedar Creek Drive	75 North Fairway Drive	PARCEL 224
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Vernon Hills, IL 60061	FB# 5DU 77030
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, SAMUEL W. AYERS , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY J. CIESA*AND MICHAEL A. BANASIAK AND GAIL A. BANASIAK, husband and wife,** *unmarried, as to a 1/3 undivided interest ** as to a 2/3 undivided interest

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 29 on the Plan of Section V Monte Carlo, as of record in Plat Book 6250, page 383, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel W. Ayers, an unmarried man by deed from Daniel K. Cole and wife, Christie Hawkins Cole of record in Book 9453, page 438, said Register's Office.

This conveyance is made subject to: (1) Taxes for the year 1998 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 6250, page 383, Register's Office for Davidson County, Tennessee.

This is not now, nor has it ever been the marital residence of the Grantor herein.

IDENTIF. & REFERENCE 0432667

98 MAY -4 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1727 05/04 0101 03CHECK 430.80

This is improved (XXX) unimproved ( ) property, known as 329 Cedar Creek Drive, Nashville, Tennessee 37211

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of April, 19 98

SAMUEL W. AYERS

BOOK 10912 PG 287

STATE OF TENNESSEE ,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL W. AYERS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April, 19 98.

My commission expires 9/23/2000 Notary Public 9/23/2000

NOTARY PUBLIC AT LARGE STATE OF TE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Michael A. Banasiak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 98.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM SAMUEL W. AYERS

TO BETTY J. CIESA AND MICHAEL A. BANASIAK AND GAIL A. BANASIAK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 288

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 114000.00
				CON TX 421.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 430.80
				CHECK 430.80
			05/04/98 01	09:47 0001 1727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432667
IDENTIF. # REFERENCE

98 MAY -4 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287803