59-B

WARRANTY DEED

Information provided by the parties without the aid of a title exam.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

MR0598-421A

STATE OF TENNESSEE BOOK 1097 PAGE 964
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 15, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1335-B Northwest Broad St., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann C. Thomas (NAME)	PNC Mortgage Corporation (NAME)	117
3000 Hillsboro Rd. #102 (ADDRESS)	333 E. Butterfield Road, Ste.400 (ADDRESS)	3A
Nashville, Tennessee (CITY) (STATE) (ZIP)	Lombard, IL 60148 (CITY) (STATE) (ZIP)	102

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, Melissa C. Bissell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann C. Thomas and Murphy McNeel Thomas

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:

BEING all of Unit A-102 Versailles Subdivision, as shown by plat and survey of record in Plat Book 5050, Page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Melissa C. Bissell by deed from Suzanne A. Silva of record in Deed Book 10404, Page 96, Register's Office for said County.

This conveyance is subject to By-Laws of record in Deed Book 5168, Page 961, and amended in Deed Book 5589, Page 367, and Deed Book 5659, Page 641, and rerecorded in Deed Book 5667, Page 375, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by Melissa C. Bissell, single to Arnold M. Weiss, Trustee(s) for PNC Mortgage Corporation of America, dated March 31, 1997, with an approximate unpaid balance of $77,217.33, of record in Trust Deed Book 10404, Page 99, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to these Grantees.

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Rd. #102, Nashville, Tennessee
(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 28th day of May 19 98

Melissa C. Bissell

Melissa C. Bissell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa C. Bissell, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 28th day of May 19 98.

Commission expires September 15, 2001

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 _____

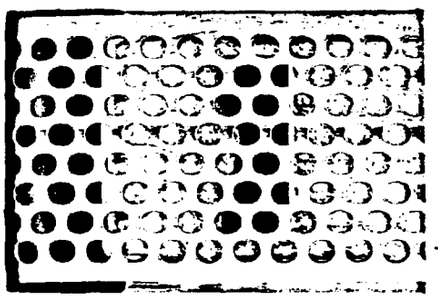
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

0451296
IDENTIF. & REFERENCE
98 JUN 16 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1605 06/16 0101 03CHECK
327.20

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



RECEIVED OF _____

FOR _____ BOOK 10978 PG 966

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

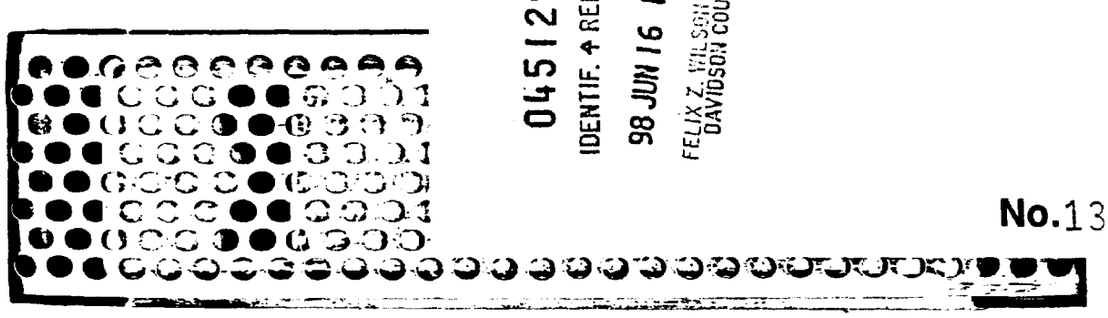
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86000.00
CON TX 318.20
PRFEE 1.00
MDEED 8.00
TOTAL 327.20
CHECK 327.20

06/16/98 01 13:31 0001 1605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451296
IDENTIF. # REFERENCE
98 JUN 16 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No.1307463