WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19 98

Notary Public

MY COMMISSION EXPIRES: Exp.05/27/2001
(AFFIX SEAL)

JOHN REGGIE HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
Edward H. Zeagler (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 131-03-0
4246 Lone Oak Road (ADDRESS)	75 North Fairway Drive (ADDRESS)	PARCEL 18 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Vernon Hills, IL 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, Jeanette E. Rusnak, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Zeagler and wife, B. J. Zeagler

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 Unit A, together with the appurtenant interest in the common elements of Lone Oak Park Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 9 on the Plan of Lone Oak Park of record in Plat Book 5800, page 211, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeanette E. Rusnak, unmarried, by deed from The Corporeal Group, a Tennessee general partnership, of record in Book 10171, page 204, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5800, page 211, said Register's Office; (c) restrictive covenants of record in Book 1166, page 81 and Book 1129, page 321, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6108, page 332, said Regsiter's Office.

This is improved (X) unimproved ( ) property, known as 4246 Lone Oak Road, 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 10TH day of June, 19 98

Jeanette E. Rusnak

Jeanette E. Rusnak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette E. Rusnak, 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 Nashville, Tennessee, this 26 day of June 19 98.

Commission expires 5-27-2001

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 _____

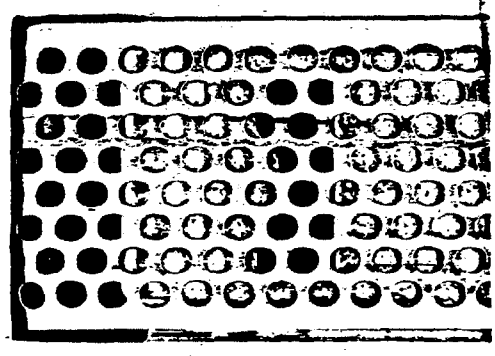
Notary Public

1261 07/09 0101 03CHECK 603.00

0460328
IDENTIF. + REFERENCE

98 JUL -9 AM 9:55
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 11013 PAGE 332

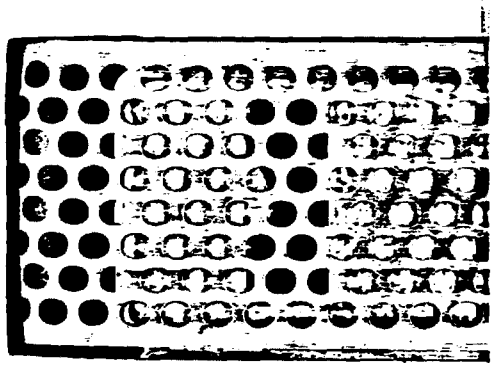
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 603.00
CHECK 603.00

07/09/98 01 09:55 0001 1261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460328
IDENTIF. ↑ REFERENCE
98 JUL -9 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316988