BOOK 9562 PG 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33058

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garry Jerome Stafford (NAME)	Source One Mortgage Services (NAME)	162-1-A-28
414 Hickory Glade Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	FD.BK.5DU77499
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Karen Graham Ivy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garry Jerome Stafford, 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, being Unit 28, Hickory Glade, Phase I, as shown of record in Book 6250, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to Karen R. Graham, by deed from W. L. Bainbridge, Inc., of record in Book 7216, Page 864, Register's Office for Davidson County, TN. Karen R. Graham, and Karen Graham Ivy are one and the same person.

David A. Ivy, husband of Karen Graham Ivy, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that he may have in and to said property.

The foregoing is the same legal description as appears in the previous deed of record.

22427 IDENTIF. ↑ REFERENCE

95 JAN -3 PM 2:22 FELIX [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 414 Hickory Glade Drive, Antioch, TN 37013
(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 30th day of December, 19 94

Karen Graham Ivy

David A. Ivy

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 Karen Graham Ivy ~~et vir~~ David A. Ivy

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 30th day of December, 19 94.

Commission expires 7/25/98

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

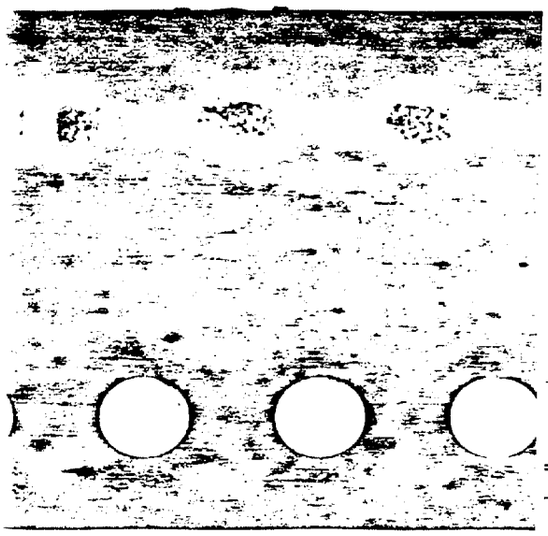
WARRANTY DEED

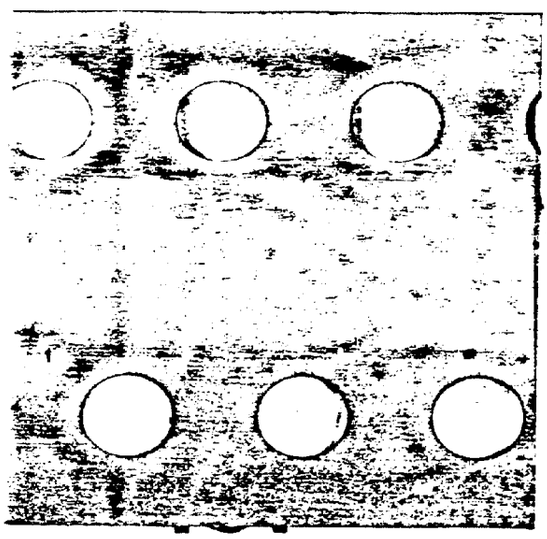
FROM
Karen Graham Ivy

TO
Garry Jerome Stafford

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33058

87:03 01/03 0101 03CHECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 9562 PG 406

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

01/03/95 01 14:21 0001 8768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22427
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 2:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 868645