BOOK 9565 PG 769

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 94

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Anton Klem	Standard Federal Bank	MAP 135
(NAME)	(NAME)	
2433 Ravine Drive	2600 W. Big Beaver Road	GROUP 16-0-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Troy, MI 48084	PARCEL 36CO
(CITY) (STATE) (ZIP)	(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, Kenneth G. Tomlin and wife, Donna Jane Tomlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Anton Klem and Dawn Marie Stephens, husband and wife

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 Lot No. 52 on the Plan of the Subdivision for Tracts 8, 9 and 10 of Nashboro Village, of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 74.3 feet on the westerly margin of Ravine Drive and extends back 249.00 feet on the southerly line and 223.86 feet on the northerly line to a dead line in the rear, measuring 86.82 feet thereon.

BEING the same property conveyed to Kenneth G. Tomlin and wife, Donna Jane Tomlin by deed from Fern Lynn Adomyetz and husband, Thomas David Adomyetz, of record in Book 9144, Page 6, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5465, Page 561, Register's Office for said County.

95 JAN -6 AM 8:25
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

23339
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2433 Ravine Drive, Nashville, TN 37217
(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 our hand s this 27th day of December 19 94

Kenneth G. Tomlin

Kenneth G. Tomlin

Donna Jane Tomlin

Donna Jane Tomlin

BOOK 9565 PG 770

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 Kenneth G. Tomlin and wife, Donna Jane Tomlin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____.

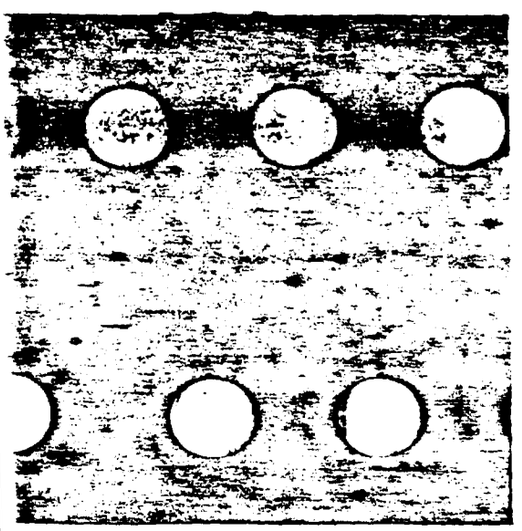
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

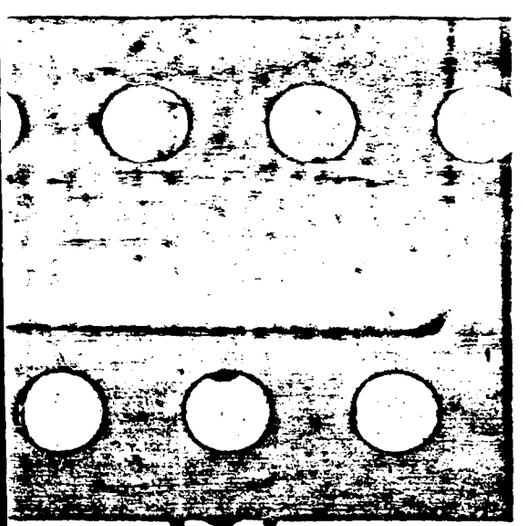
My commission expires _____

Notary Public

9750 01/06 0101 03CHECK

656-50





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

RECEIVED OF _____

FOR _____

BOOK 9565 PG 771

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	
	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
TOTAL	656.50
CHECK	656.50

01/06/95 01 08:25 0001 9750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23339
IDENTIF. ↑ REFERENCE

95 JAN -6 AM 8:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869617