WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9610 PG 437

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT E. BARTLETT	SOURCE ONE MORTGAGE SERVICES	75-7
(NAME)	(NAME)	
108 Rachels Trail Court	27555 Farmington Road	255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Farmington Hills, MI 48334-3357	4D91180
(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, ROSETTA V. NELSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. BARTLETT, unmarried

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. 29B on the Plan of Amendments and Revisions To: Rachel's Square Sections One and Two, as of record in Plat Book 5200, pages 623-625, amended in Plat Book 6250, pages 538-543, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rosetta V. Nelson by deed from Secretary of Housing and Urban Development of record in Book 8235, page 864, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6619, page 777, amended in Book 8030, page 757; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 623-625, amended in Plat Book 6250, pages 538-543, said Register's Office.

39079 IDENTIF. ✦ REFERENCE

95 MAR -3 AM 9:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7064 03/03 0101 03CHECK 205.10

unimproved ( )
This is improved (XX property, known as 108 Rachels Trail Court, Hermitage, Tennessee 37076

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 1st day of March, 19 95.

Rosetta V. Nelson

ROSETTA V. NELSON

BOOK 9610 PG 438

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSETTA V. NELSON

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

Witness my hand at office, this 1st day of March, 1995.

My commission expires 11-28-98 Notary Public

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~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 95

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL)

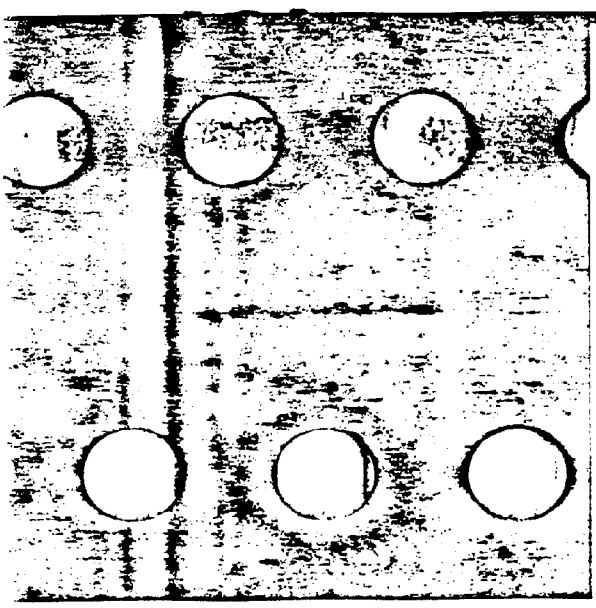
Notary Public

WARRANTY DEED

FROM ROSETTA V. NELSON

TO ROBERT E. BARTLETT

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

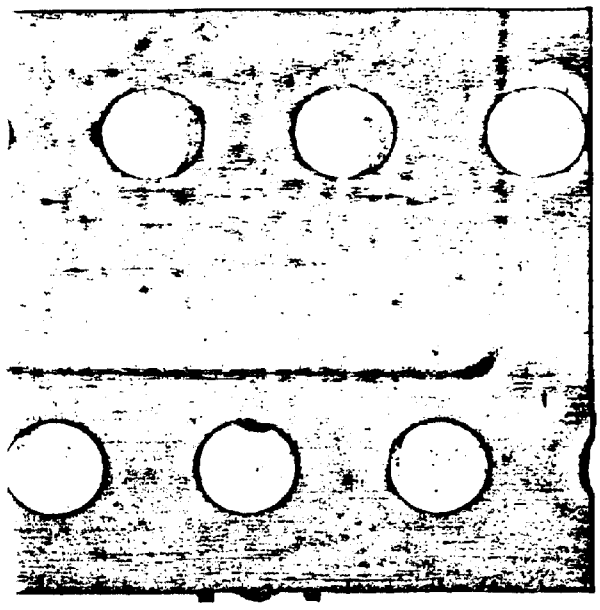
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9610 PG 139

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205.10

03/03/95 01 09:41 0001 7064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39079
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:40

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 886713