FILE NO. 33505
FILE BOX " 7"

7

BOOK 9697 PG 772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,600.00

Christopher L. Joslin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Joslin	Standard Federal Bank	149-7-A-93
(NAME)	(NAME)	
909 Septo Court	2600 W. Big Beaver Rd.	2DX-8625
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48084	
(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, Mark A. Phillips and wife, Angela Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Joslin and Rebecca O. Price, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, CA REP

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 Lot No. 93 on the Plan of Chelsea Village, as of record in Book 7900, Pages 119-121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mark A. Phillips by deed from Jerry Butler, of record in Book 9062, Page 518, Register's Office for Davidson County, Tennessee.

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

Angela Phillips, wife of Mark A. Phillips, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

95 JUN 12 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0069053

( ) unimproved (X) improved property, known as 909 Septo Court, 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 26th day of May, 19 95

Mark A. Phillips
By Tom Ulleges - atty-in-fact

Angela Phillips
By Tom Ulleges - atty-in-fact

BOOK 9697 PG 773

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 Mark A. Phillips

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May 19 95.

Commission expires _____

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

STATE OF TENNESEE
COUNTY OF DAVIDSON

On this the 26th day of May, 1995, before me personally appeared Tim Villager to me known to be the person who executed the foregoing instrument in behalf of Mark A. Phillips and wife, Angela Phillips as their Attorney In Fact, and acknowledged that they executed the same as the free act and deed of the same Mark A. Phillips and wife, Angela Phillips.

Witness my hand and official seal at Nashville, Tennessee, County, Tennessee this the 26th day of May, 1995.

Notary Public

MY COMMISSION EXPIRES: 11/28/98

WARRANTY DEED

FROM

Mark A. Phillips

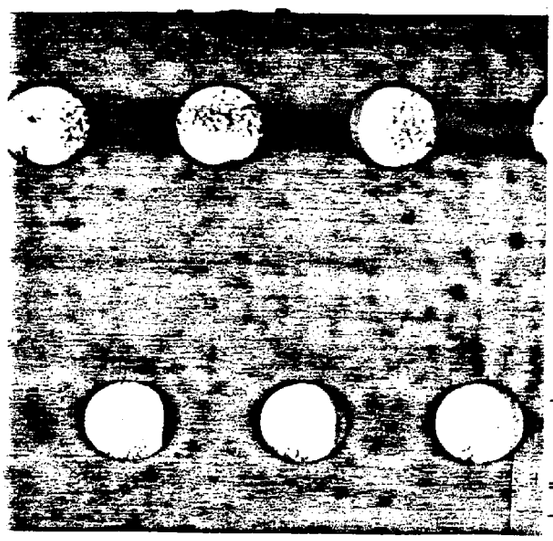
TO

Christopher L. Joslin and Rebecca O. Price

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

458.92 CHECK 0101 06/12/95 0073



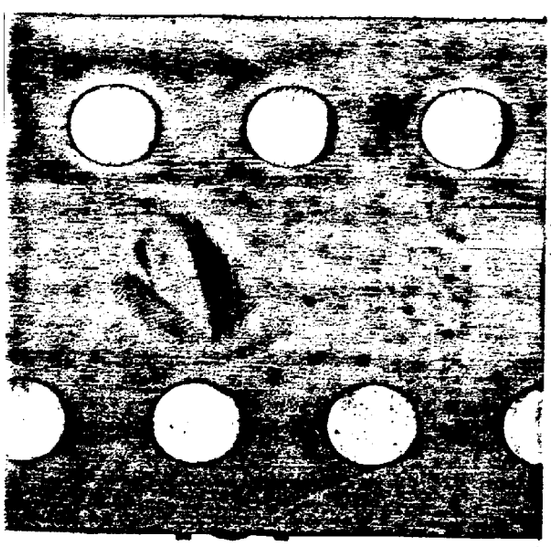
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9697 PG 774

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 121600.00
CON TX 449.92
PRFEE 1.00
WDEED 8.00
TOTAL 458.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 458.92

06/12/95 01 13:51 0001 0073

0069053
IDENTIF. ↑ REFERENCE

95 JUN 12 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.919330