PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 36943
Dav. Co. File: Box 8

BOOK 9815PG181

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald S. Main 5106 Elkins Avenue Nashville, TN 37209	Standard Federal Bank 2600 W. Big Beaver Road Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 91-15-159

2005 10/03 0101 03CHECK 305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Marshall Mrzena, Jr. and spouse, Paula J. Mrzena,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald S. Main and spouse, Valerie J. Main,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of the southerly 150 feet of the westerly one-half of Lot No. 8 on the Realty Savings Bank and Trust Company's revised plan of west extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, together with that portion of a closed alley by Council Bill No. 78-1100, a certified copy of which is recorded prior hereto and described as follows:

BEGINNING at the northeast corner of Elkins Avenue and 52nd Avenue North, formerly 11th Street; thence with the northerly margin of Elkins Avenue, eastwardly 50 feet to a point in the margin of said Elkins Avenue; thence northwardly, and parallel with the easterly margin of 52nd Avenue, 157.5 feet more or less to an alley; thence with said alley westwardly 50 feet to the easterly margin of 52nd Avenue; thence with said avenue southwardly 157.5 feet more or less to the beginning.

BEING the same property conveyed to John Marshall Mrzena, Jr. and wife, Paula Jean Mrzena by quitclaim deed from John Marshall Mrzena, Sr., a widower, of record in Book 7874, page 963, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 5106 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 1995.

John Marshall Mrzena, Jr. **Paula J. Mrzena**

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State of Tennessee
County of Davidson

On this 29th day of September, 1995, before me the undersigned authority, personally appeared **John Marshall Mrzena, Jr.** and **Paula J. Mrzena**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Affiant

Sworn and subscribed before me on the 29th day of September, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

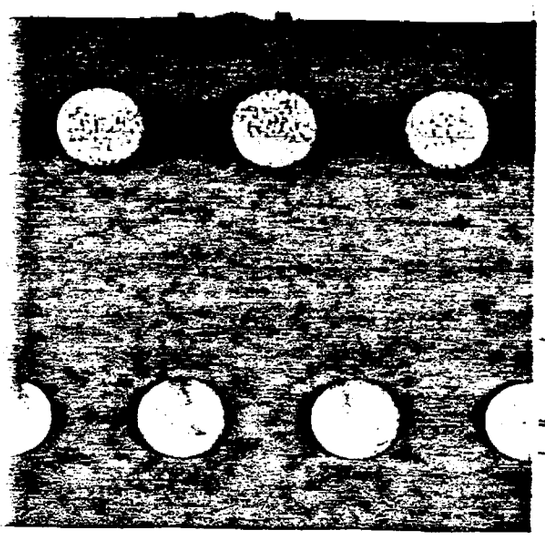
My Commission Expires: _____ Notary Public

95 OCT -3 AM 10:52

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0107818



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

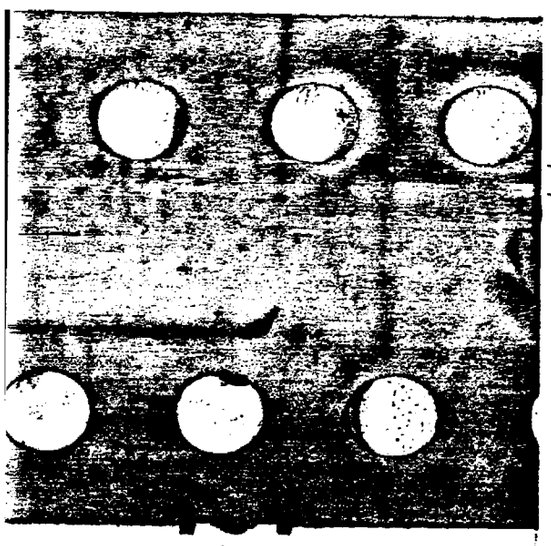
RECEIVED OF _____

FOR _____

BOOK 9815 PG 183

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2085

0107818
IDENTIF. # REFERENCE

95 OCT -3 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960874