WARRANTY DEED

BOOK 9890 PG 583

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,506.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 12-6-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Sue Michel (NAME)	FTB Mortgage Services (NAME)	161-1A-34CO
5324 Edmondson Pike #4 (ADDRESS)	P.O. Box 781639 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75378 (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, B. Bruce Malone and Stacey McLouth Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie Sue Michel

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 Unit No. 5324 #4 as shown on the Plat of Danbury of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, page 75, et seq., said Register's Office.

Being the same property conveyed to B. Bruce Malone and Stacey McLouth by deed from Larry M. Creason and wife, Deborah G. Creason, of record in Book 9078, page 312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This conveyance is further subject to a lien of a deed of trust of record in Book 7599, page 936, Register's Office for Davidson County, Tennessee, in the original sum of $49,500.00, which the Grantee(s) hereby assume and agree to pay by accepting delivery hereof. The Grantor(s) hereby transfer to the Grantee(s) all right, title and interest in and to that certain escrow account held on deposit by First Tennessee Bank National Association for the benefit of the aforedescribed deed of trust of CONTINUED record.

unimproved ( )
This is improved (X) property, known as 5324 Edmondson Pike #4, Nashville, Tennessee 37211
(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 8th day of December 19 95

B. Bruce Malone

B. Bruce Malone

Stacey McLouth Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Bruce Malone and Stacey McLouth Malone

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 Brentwood, Tennessee, this 8th day of December 19 95.

Commission Expires 12-6-99

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_____.

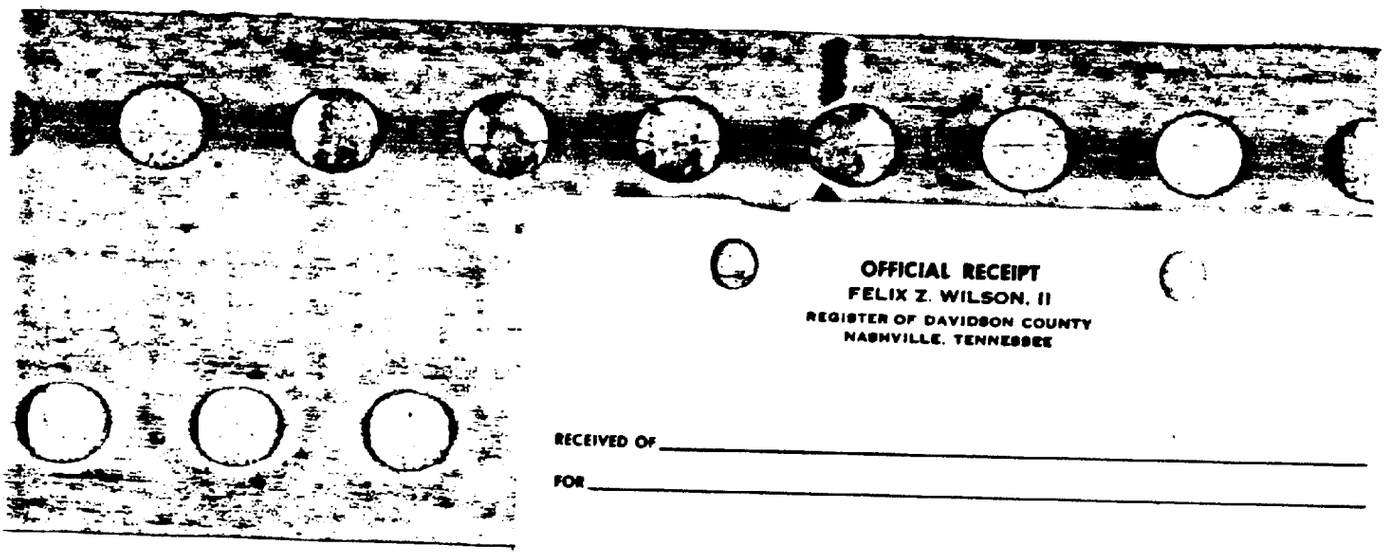
My commission expires _____

Notary Public

9036 12/18 0101 03CHECK 210.65

0132736
IDENTIF. # REFERENCE

95 DEC 18 AM 11:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 585

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

12/13/95 01 11:09 0001 9036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132736
IDENTIF. & REFERENCE

95 DEC 18 AM 11:06

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

No. 987474