WARRANTY DEED

BOOK 9938 PG 800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,506.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY C. GAINES (NAME)	STANDARD FEDERAL BANK (NAME)	Map 64-1
236 ASHAWN BLVD. (ADDRESS)	2600 W. BIG BEAVER ROAD (ADDRESS)	Parcel 46
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	TROY, MICHIGAN 48084 (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, HUGH E. KEYES, UNMARRIED
BY AND THROUGH WAYNE WILKERSON, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY C. GAINES AND WIFE, GINGER M. GAINES

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. 20 on the Plan of Brandywine Place, of record in Book 6250, pages 327 and 328, Register's Office for said County.

Said Lot No. 20 fronts 73.98 feet in the westerly margin of Ashawn Boulevard and extends back 161.79 feet on the northerly line and 211.52 feet on the southeasterly line to a dead line in the rear, measuring 159.65 feet thereon.

Being the same property conveyed to HUGH E. KEYES by Deed of record in Book 9523, page 921, Register's Office for Davidson County, Tennessee.

Wayne Wilkerson executes this instrument as Attorney In Fact for Hugh E. Keyes pursuant to Special Power of Attorney recorded simultaneously herewith.

MAIL ENV.
96 FEB -6 AM 8:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0147458

unimproved ( )
This is improved (X) property, known as 236 ASHAWN BOULEVARD, OLD HICKORY, TN 37138
(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 31st day of January 19 96

Hugh E. Keyes
HUGH E. KEYES

By: Wayne Wilkerson, Atty in Fact
WAYNE WILKERSON, ATTORNEY IN FACT

BOOK 9938 PG 801

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 HUGH /E./ /KEYES/ /UNMARRIED

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 GOODLETTSVILLE, Tennessee, this 31st day of January 19 96.

Commission expires 11/20/96

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 TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, WAYNE WILKERSON, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for HUGH E. KEYES and is authorized by HUGH E. KEYES to execute this instrument on HIS behalf.

Witness my hand and official seal this 31ST day of JANUARY, 1996.

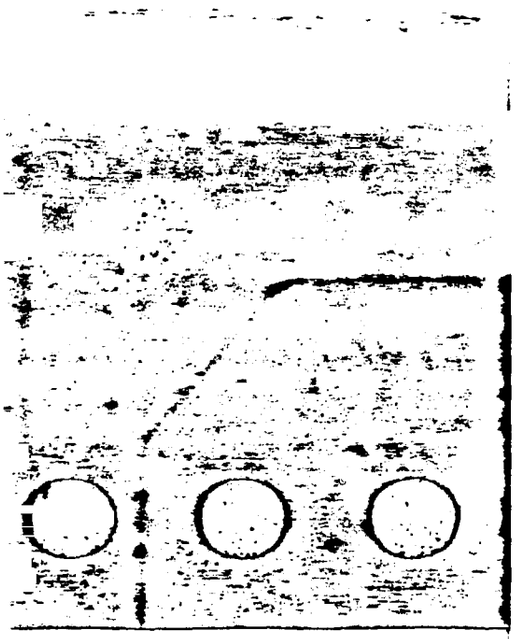
NOTARY PUBLIC

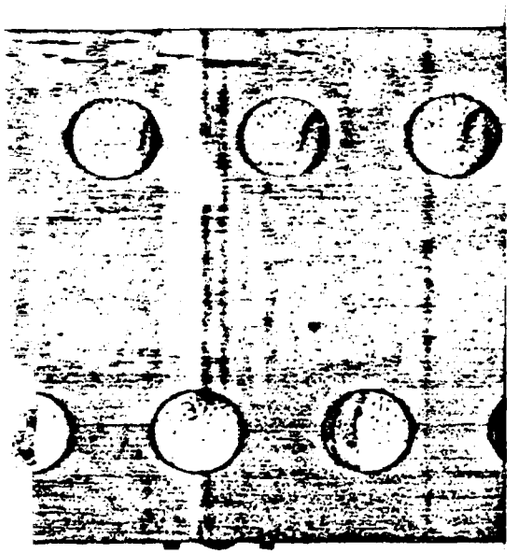
My commission expires: 11/20/96

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

4884 02/06 0101 03CHECK

835.95





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 802

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 223500.00
CON TX 826.95
PRFEE 1.00
WDEED 8.00
TOTAL 835.95
CHECK 835.95

02/06/96 01 08:16 0001 4884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147458
IDENTIF. & REFERENCE

96 FEB -6 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003109