THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9982 PG 935

The actual consideration or value, whichever is greater, for this transfer is $ 149,900.00

John E. Faccia
Affiant

Subscribed and sworn to before me, this 15th day of March 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN FACCIA 2808 Belmont Boulevard Nashville, Tennessee 37212	STANDARD FEDERAL BANK 2600 W. Big Beaver Road Troy, Michigan 48084	MAP 117-4 PARCEL 289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 149,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, DONALD R. WINTERS AND WIFE, SHERON W. WINTERS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN FACCIA AND WIFE, BARBARA FACCIA AND JILL E. FACCIA, as Joint Tenants with Right of Survivorship 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 Lot No. 1 on the Map showing Cloud V. Eckhardt's Subdivision of Lots Nos. 94, 95 and parts of Lots Nos. 126 and 127, Victoria Place, as of record in Book 547, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Donald R. Winters and wife, Sheron W. Winters, by deed from Robert D. Brown, Conservator of the Estate of Minnie Louise M. Boyd, of record in Book 7692, page 837, Register's Office for Davidson County, Tennessee.

0161395 IDENTIF. ↑ REFERENCE

96 MAR 19 AM 10:04 KELLY ... REGISTER DAVIDSON COUNTY, TN.

9831 03/19 0101 03CHECK 563.63

This is improved property known as 2808 Belmont Boulevard, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Cloud V. Eckhardt's S/D of Lots in Victoria Place of record in Book 547, page 16, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of March, 19 96.

Donald R. Winters
DONALD R. WINTERS

Sheron W. Winters
SHERON W. WINTERS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DONALD R. WINTERS AND WIFE, SHERON W. WINTERS, 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 this 15th day of March, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

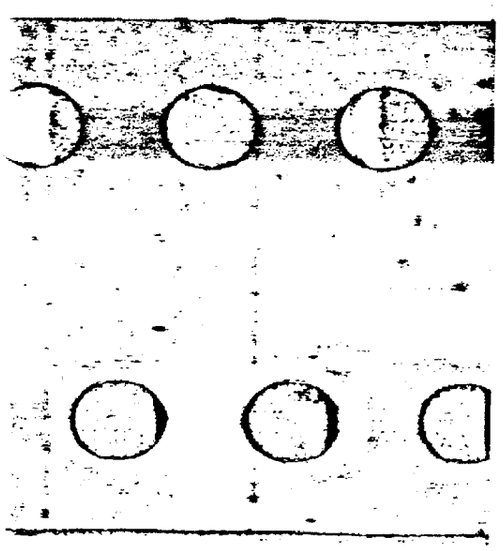
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

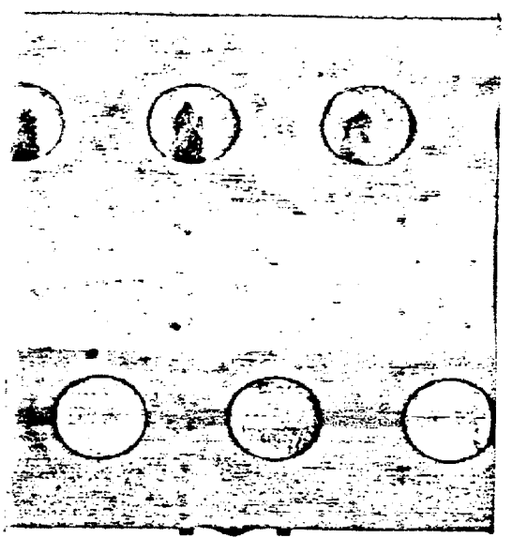
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 937

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 149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
TOTAL 563.63
CHECK 563.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10109 0001 9931

0161395
IDENTIF. ↑ REFERENCE

96 MAR 19 AM 10:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017884