FILE NO. 34507
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,867.93

Jaye Marie Deakin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 96

Notary Public

MY COMMISSION EXPIRES: 5-25-98
(AFFIX SEAL)

BOOK 10035 PG 290

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAYE MARIE DEAKIN (NAME)	SOURCE ONE Mortgage Services Corp. (NAME)	84-1-178
2645 Solon Drive (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	15DA 38149
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ELLEN S. TRICE, now ELLEN S. TRICE BRADY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAYE MARIE DEAKIN

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. 30 on the Plan of Rosebank Terrace, Section II, of record in Plat Book 5210 at page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ellen S. Trice, unmarried, by deed from Tommy A. Phelps and Fairie D. Plant, both being married, of record in Book 8367, Page 265 and Book 8330, Page 47, Register's Office for Davidson County, Tennessee.

Steve Brady, husband of Ellen S. Trice Brady, joins in this instrument to convey any interest he might have in the subject property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to POOL MORTGAGE COMPANY, of record in Book 7228, Page 501, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOURCE ONE MORTGAGE SERVICES CORPORATION.

This is (unimproved ( ) improved (X) property, known as 2645 Solon Drive, Nashville, Tennessee 37206
(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 30th day of April, 19 96

Ellen S. Trice Brady
ELLEN S. TRICE BRADY

STEVE BRADY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED BOOK 10035 PG 291, a Notary Public in and for said County and State, the within named ELLEN S. TRICE, now ELLEN S. TRICE BRADY and her husband, STEVE BRADY,

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 Nashville, Tennessee, this 30th day of April, 19 96.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0177334

IDENTIF. ↑ REFERENCE

WARRANTY DEED

FROM

TO

96 MAY -1 PM 3:59

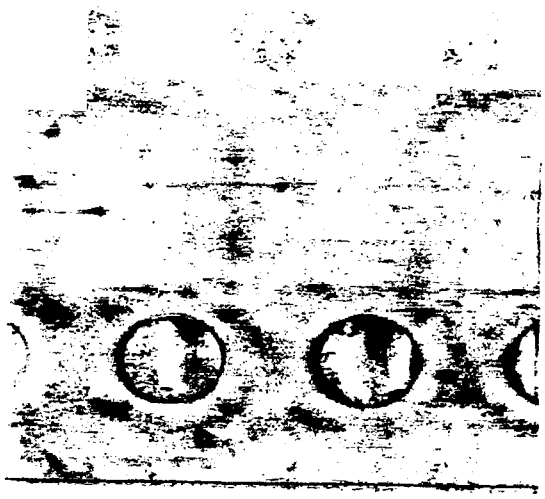
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 10.00 DATA PROCESSING FEE 2.00 TOTAL 12.00

CHECK 230.52

[redacted]

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



RECEIVED OF _____

FOR _____

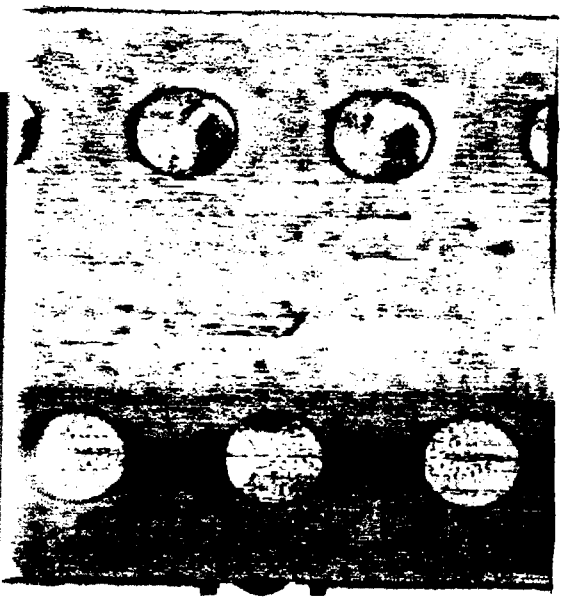
BOOK 10035 PG 292

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 59867.93
CON TX 221.52
PRFEE 1.00
WDEED 8.00
TOTAL 230.52
CHECK 230.52

05/01/96 01 16:03 0001 6792



0177334
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -1 PM 3:5[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034829