BOOK 10063 PG 934

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Debra J. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: June 15 1998
(AFFIX SEAL)

DEBRA WICKLIFF NOTARY PUBLIC DAVIDSON CO. TENN. EXPIRES JUNE 15 1998

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA J. MILLER (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 150-8
705 COUNTRY RIDGE COURT (ADDRESS)	2600 W. BIG BEAVER ROAD (ADDRESS)	PARCEL 2
ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP)	TROY, MI 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, PATRICK CLINTON FRAZIER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBRA J. MILLER, UNMARRIED

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. 259 on the Plan of Country Section Six-B of record in Plat Book 5200, pages 741 and 742, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick Clinton Frazier, unmarried by deed from Jimmy Lyle Mills and Marilyn Suzanne Mills, unmarried persons of record in Book 9314, page 750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6264, Page 656, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

Patrick Clinton Frazier and Patrick C. Frazier are one and the same person.

This instrument is being executed in behalf of PATRICK CLINTON FRAZIER, a/k/a PATRICK C. FRAZIER, pursuant to a Power of Attorney being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 705 COUNTRY RIDGE COURT, ANTIOCH, TENNESSEE 37013
(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 22nd day of May 19 96

PATRICK CLINTON FRAZIER
By: Patrick Clinton Frazier
DAVID MARRS, ATTORNEY-IN-FACT
David R. Marrs

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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)

On this May 22, 1996, before me personally appeared DAVID MARRS, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of PATRICK CLINTON FRAZIER, and acknowledged that he executed the same as the free act and deed of said PATRICK CLINTON FRAZIER

Witness by hand and official seal at Nashville, Tennessee, this 22ND DAY OF MAY, 1996.

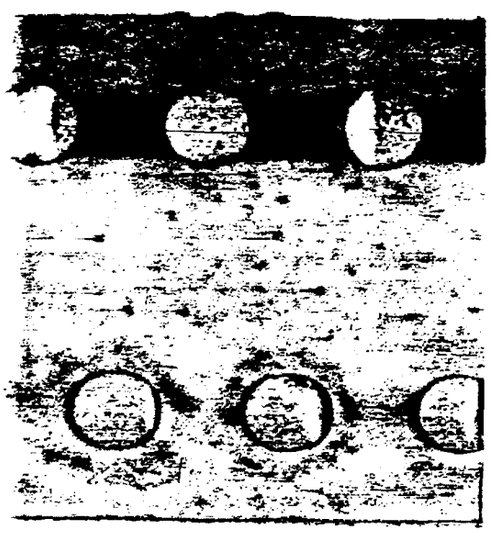
NOTARY PUBLIC DEBRA WIEKE

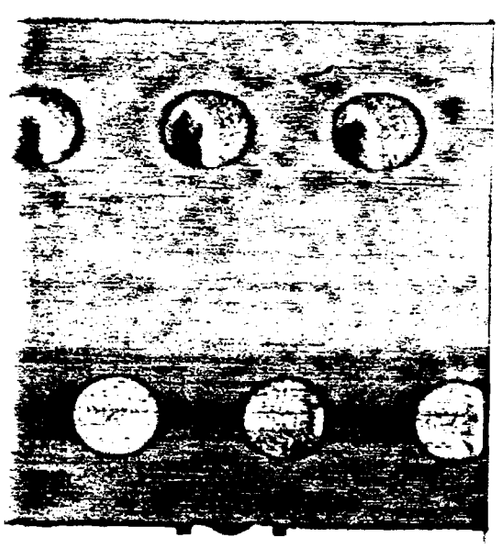
My Commission Expires 6/10/98

0186106
IDENTIFICATION REFERENCE

96 MAY 29 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6318 05/29 0101 03CHECK 404.90





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 936

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 107000.00
				CON TX 395.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 404.90
				CHECK 404.90
			05/29/96 01	09:40 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186106
IDENTIF. # REFERENCE

96 MAY 29 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044229