WARRANTY DEED

BOOK 10075 PG 420

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Jackie K. Moore
Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACKIE KAYE MOORE (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 147-14
5122 EDMONDSON PIKE (ADDRESS)	2600 W. BIG BEAVER ROAD (ADDRESS)	PARCEL 3.00
NASHVILLE, TENNESSEE (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, ANN MADDEN DVORAK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKIE KAYE MOORE, 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. 104 on the Plan of Candlestick Farms of record in Book 3300, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 104 fronts 94 feet on the easterly margin of Edmondson Pike and extends back 167 feet on the southerly line and 105 feet on the northerly line to a dead line in the rear, measuring 112.6 feet thereon.

Being the same property conveyed to Ann Madden Dvorak, unmarried by deed from Bobby Joe Givens and wife, Linda Givens of record in Book 8654, page 436, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Beginning at a point, said point being the southwestern property corner 30 feet form the centerline of Edmonson Pike; thence in a northerly direction along the eastern right-of-way line for 94 feet to a point on the northern property line; thence along said property line in an easterly direction for 10 feet to a

CONTINUED

unimproved ( )
This is improved (X) property, known as 5122 EDMONDSON PIKE, NASHVILLE, TENNESSEE
(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 May 19 96

Ann Madden Dvorak
ANN MADDEN DVORAK

BOOK 10075 PG 421

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 ANN MADDEN DVORAK, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of May, 19 95.

Commission expires June 10, 1998

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

LEGAL DESCRIPTION CONTINUATION

point; thence in a southerly direction for 94 feet to a point on the southern property line; thence along said property line in a westerly direction for 10 feet to the point of beginning and containing therein an area of 940 square feet, more or less.

Being part of the property conveyed to Alonzo Drayton, et ux, by deed of record in Book 4928, page 685, Register's Office for Davidson County, Tennessee. The said Alonzo Drayton's interest was divested out of Alonzo Drayton, Sumatra Drayton and James T. Oglesby, Trustee, et al, and vested into the Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record on 7/15/94, in Book 9408, page 204, Register's Office for Davidson County, Tennessee.

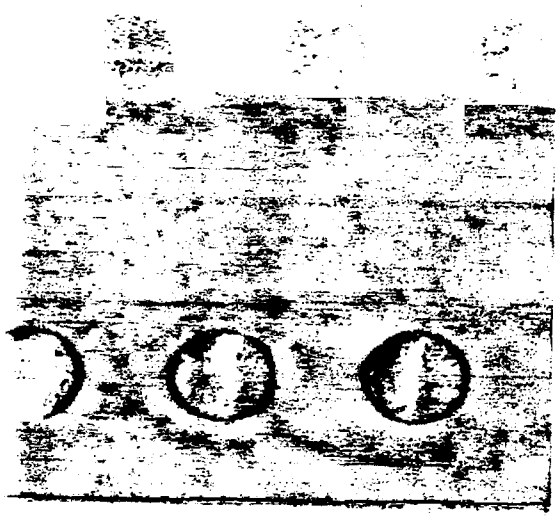
This conveyance is made subject to restrictive covenants of record in Book 3375, Page 391, said register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee (s herein.

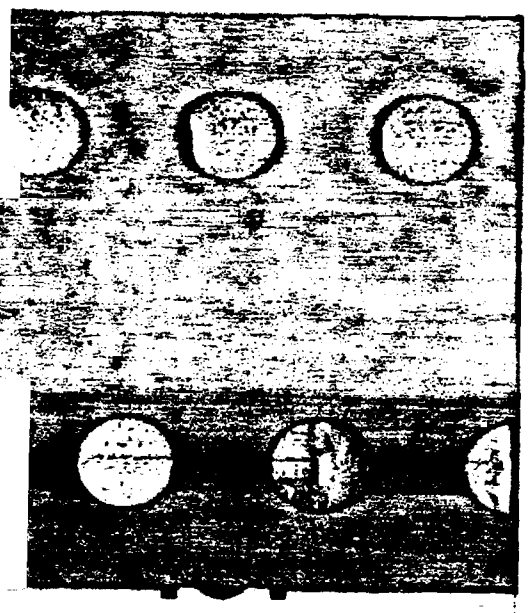
0189242
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9712 06/05 0101 03CHECK 347.85





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 423

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 90500.00
CON TX 334.85
PRFEE 1.00
WDEED 12.00
TOTAL 347.85
CHECK 347.85
06/05/96 01 11:12 0001 9712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189242
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047576