PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

BOOK 10077 PG 92

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,950.00

Marion A. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1996

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Marion A. Howard	Source One Mortgage Services	3DX 252
(NAME)	(NAME)	
2836 Steamboat Drive	27555 Farmington Road	62-2A-138
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Farmington, MI 48334-3357	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Imperial Corp. now known as Imperial Development Corp. A Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion A. Howard and wife, Faye D. Howard

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 Number 138 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page 158 & 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Imperial Corp. by Deed of record in Book 9934, Page 887, Register's Office for Davidson County, Tennessee. The Said Imperial Corp., A Tennessee Corporation, changed it's name to Imperial Development Corp. by Articles of Amendment to the Charter as filed for record in 05/31/96, in Book 10069, Page 205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

0159 06/06 0101 03CHECK 327.02

0189677
REFERENCE
96 JUN -6 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved XX unimproved property, known as 2836 Steamboat Drive (House Number) (Street) Nashville, TN 37214 (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 31st day of May, 1996

Imperial Development Corp.

BY: William H. Towe, President

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Imperial Corp. now known as Imperial Development Corp. A Tennessee Corporation
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of SUMNER

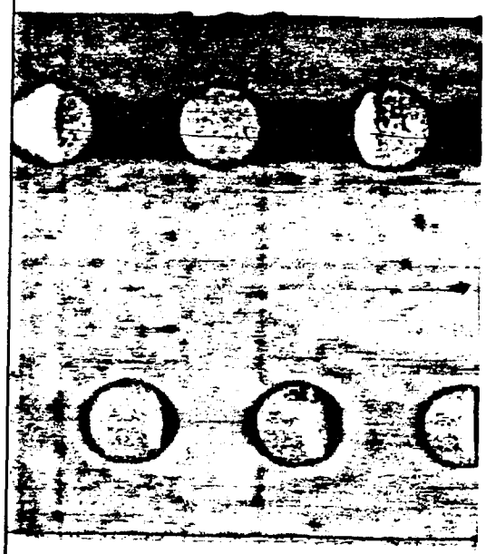
Personally appeared before me, WILLIAM H. TOWE IN HIS CAPACITY AS PRESIDENT OF IMPERIAL DEVELOPMENT CORP.
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of MAY 19 96

Commission expires 10/07/98

W. K. GEORGAS, JR. Notary Public

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



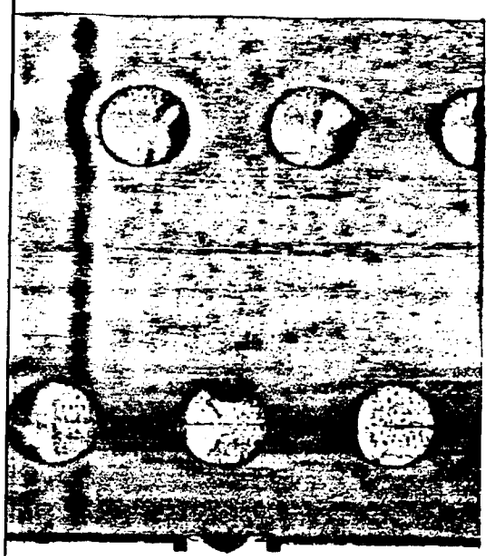
RECEIVED OF _____

FOR _____

BOOK 10077 PG 94

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 85950.00
				CON TX 318.02
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.02
				CHECK 327.02
			06/06/96 01	09:09 0001 0159



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189677
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048019