BOX 19B

BOOK 10142 PG 50

WARRANTY DEED

STATE OF TENNESSEE 96-7-15A
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA D. SCHMUDE (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 161-02
5105 Meta Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 140
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	FB 05DU-72725

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, DEBRA L. DOVER SULLIVAN, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA D. SCHMUDE, AN UNMARRIED WOMAN

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. 32 on the Plan of McMurray Place, Section Two, as of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Debra L. Dover, unmarried, by Deed from Diane V. Feemster, a married person, of record in Book 8617, Page 104, Register's Office for Davidson County, Tennessee. The said Debra L. Dover having since married.

THIS conveyance is subject to restrictive covenants of record in Book 5939, Page 231, 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.

GREGORY S. SULLIVAN, spouse of the above named Debra L. Dover Sullivan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of DEBRA D. SULLIVAN AND HUSBAND, GREGORY S. SULLIVAN pursuant to a Power of Attorney executed by same on the 23rd day of July, 1996, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5105 Meta Court, Nashville, TN 37211
(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 July 19 96

DEBRA L. DOVER SULLIVAN
By: Debra L. Dover Sullivan
CHARLES L. HENDRIX, ATTORNEY-IN-FACT By: Charles L. Hendrix
GREGORY S. SULLIVAN Gregory S. Sullivan
By: Charles L. Hendrix
CHARLES L. HENDRIX, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

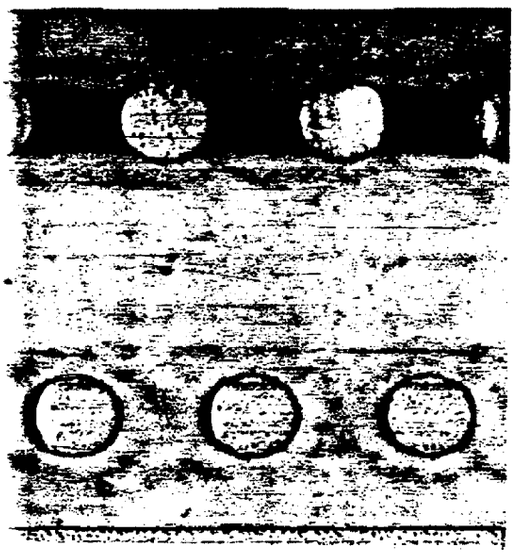
On this 30th day of July, 1996, before me personally appeared CHARLES L. HENDRIX, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DEBRA L. DOVER SULLIVAN AND HUSBAND, GREGORY S. SULLIVAN, and acknowledged that he executed the same as the free act and deed of the said DEBRA L. DOVER SULLIVAN AND HUSBAND, GREGORY S. SULLIVAN.

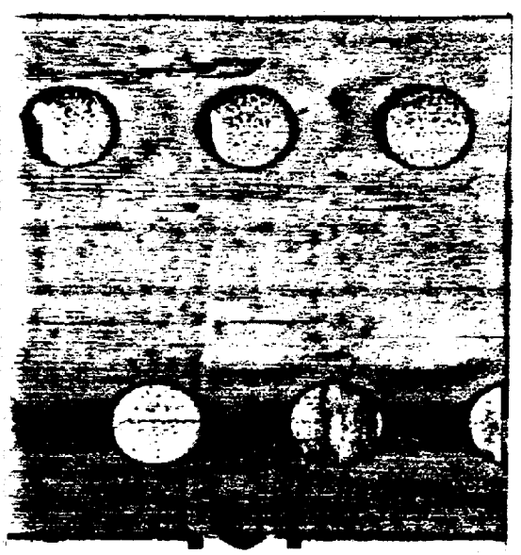
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

0209975
IDENTIF. ↑ REFERENCE
96 AUG -1 PM 3:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
2111 08/01 0101 03CHECK 378.63





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 52

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 99900.00
				CON TX 369.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 378.63
				CHECK 378.63
08/01/96	01			15:22 0001 2111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209975 IDENTIF. # REFERENCE

96 AUG -1 PM 3:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069694