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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Darbi T. Nichol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 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
Darbi T. Nichol	Source One Mortgage Services	53/3/236
(NAME)	(NAME)	
1400 Clarke Street	27555 Farmington Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Farmington Hills, MI 48334	
(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, James R. Yates and wife, Carolyn H. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darbi T. Nichol, a married 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. 213, Section "B" on the Plan of Village of Old Hickory as of record in Book 1424, Page 67, Register's Office for said county to which plan reference is hereby made for a more complete description. Subject to and reserving one (1) permanent easement 15 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan.

Being the same property conveyed to James R. Yates and wife, Carolyn H. Yates by Deed of record in 8476, Page 904, Register's Office for Davidson County, Tennessee.

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

0210194
IDENTIF. & REFERENCE

96 AUG -2 AM 9:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved
This is improved X property, known as 1400 Clarke Street (House Number) (Street) Old Hickory, TN 37138 (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 July, 1996

James R. Yates

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me,
James R. Yates and wife, Carolyn H. Yates
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 July , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

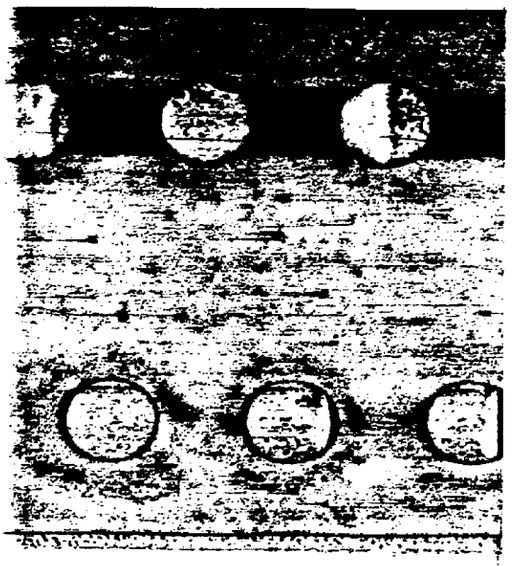
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

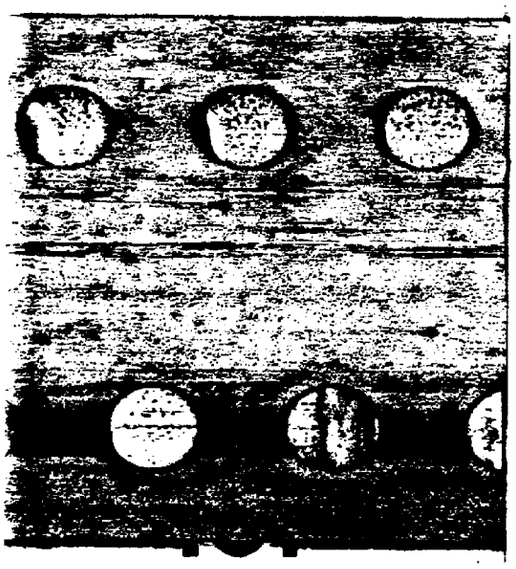
Witness my hand, at office, this day of 19

Commission expires

Notary Public

2357 08/02 0101 03CHECK 256.90





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 858

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				MDEED 8.00
				TOTAL 256.90
				CHECK 256.90
			08/02/96 01	09:58 0001 2357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210194
IDENTIF. ↑ REFERENCE

96 AUG -2 AM 9:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1069935