BOOK 10152 PG 103

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,900.00

Russell A. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 96

PATRICIA NICHOLLS NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell A. Dean (NAME)	Source One Mortgage Services (NAME)	MAP 162-16-0-E
1448 Bell Trace Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 53CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	05DU78112

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, MCR Development Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell A. Dean and wife, Linda G. Dean

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:

BEING Lot No. 22 on the Plan of Section Two, Bell Crest, a Planned Unit Development, of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to MCR Development Corp. by deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for said County.

02131 22 IDENTIF. ↑ REFERENCE

96 AUG -9 AM 11:23 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

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unimproved ( )
This is improved (X) property, known as 1448 Bell Trace Drive, Antioch, TN 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 29th day of July 19 96

MCR Development Corp.
By: Jerry Caldwell
Jerry Caldwell, Secretary/Treasurer

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 DAVIDSON

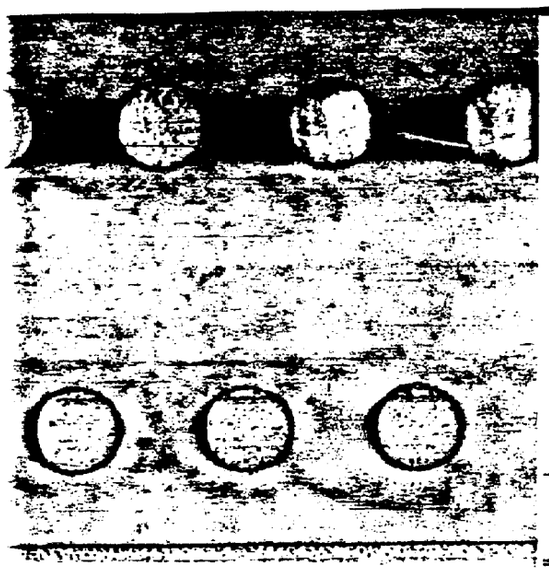
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer and _____ respectively of the MCR Development Corp. the within named bargainor, and corporation, and that he as such Secretary/Treasurer 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 Jerry Caldwell as such Secretary/Treasurer and attesting the same by the said _____ as such _____.

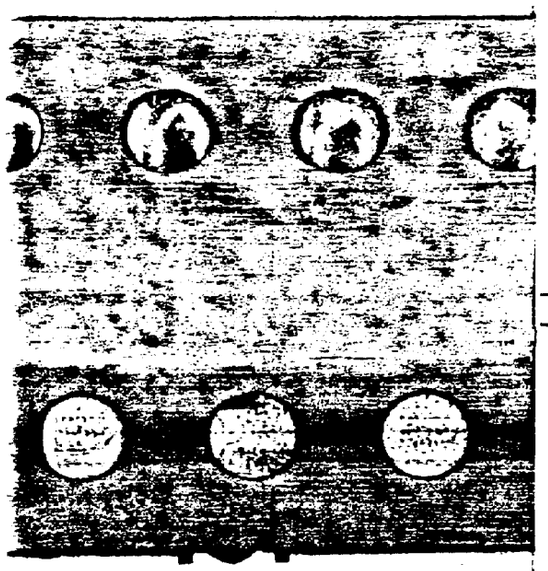
Witness my hand and official seal at office at Nashville, TN on this the 29th day of July 1996.

My commission expires May 24, 1997

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY
PUBLIC
DAVIDSON CO., TN





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 105

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 111900.00
CON TX 414.03
PRFEE 1.00
WDEED 8.00
TOTAL 423.03
CHECK 423.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/09/96 01 1123 0001 5489

02131 22
IDENTIF. # REFERENCE

96 AUG -9 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018088