FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 10239 PG 211
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Karla Deal (NAME)	Source One Mortgage Services (NAME)	MAP 150-9-B
519 Forest Pointe Place (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 519-CO
Antioch, TN 37013-5526 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Michael Paul Bogie, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karla Deal, 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:

BEING Unit No. 519 on the Second Revision of Forest Pointe Condominiums, formerly Resubdivision of Lot No. 69, Forest View Park South, plan of record in Plat Book 7900, Page 281 and set out as Units per Exhibit by the amended Master Deed of record in Book 8050, Page 853, amending Master Deed of record in Book 7801, Page 463, all of record in the Register's Ofice for Davidson County, Tennessee, to which plat reference is hereby made for a mor complete legal description.

BEING the same property conveyed to Michael Paul Bogie, unmarried by deed from Fox Ridge Homes, Inc., of record in Book 9712, Page 961, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 7075, Page 790, Book 7079, Page 424, Book 7801, Page 463 and Book 8050, Page 853, said Register's Office.

This is ( ) unimproved (X) improved property, known as 519 Forest Pointe Place, Antioch, TN 37013-5526
(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 25th day of October, 19 96

Michael Paul Bogie

Michael Paul Bogie

BOOK 10239 PG 212

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 Michael Paul Bogie, unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 19 96.

Commission expires January 20, 1999

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 ____

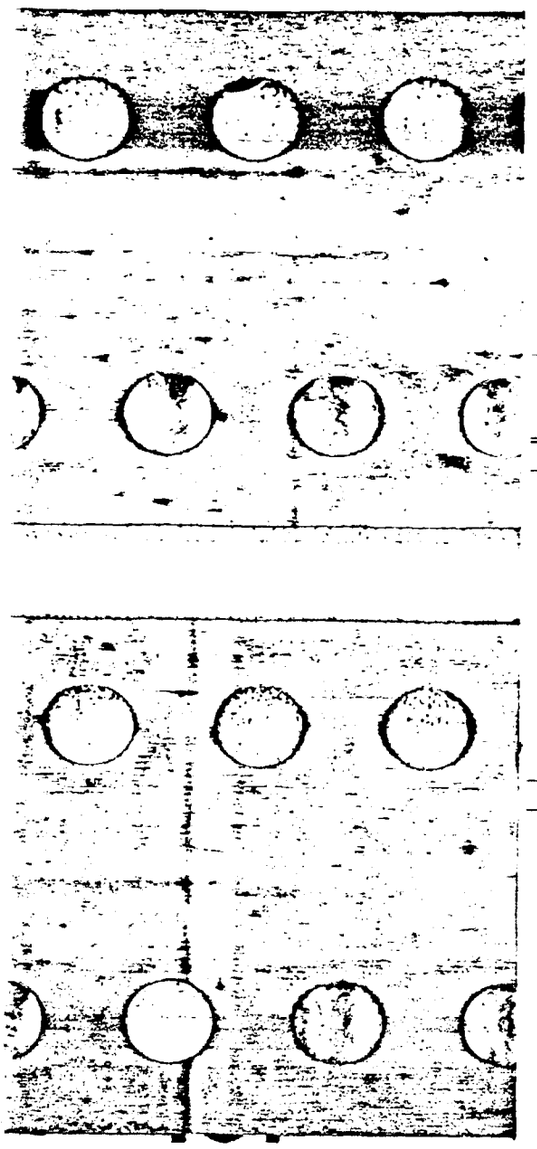
Notary Public

02407143
IDENTIFICATION REFERENCE

95 OCT 28 PM 2:39

REGISTER
DAVIDSON COUNTY, TENN.

5003 10/28 0101 03CHECK 360.50



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 213

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
			CANT	~~75000.00~~
			CON TX	351.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.50
			CHECK	360.50
		10/28/96	01	14:41 0001 5003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240743
IDENTIF. # REFERENCE

96 OCT 28 PM 2:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081963

No. [redacted]