BOOK 10352 PG 286

14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BUFORD TUNE (NAME)	SOURCE ONE MORT. SERVICES CORP. (NAME)	MAP-PARCEL NO.
3209 BROOKMONT CIRCLE (ADDRESS)	27555 FARMINGTON ROAD (ADDRESS)	150.04.0 020.00
ANTIOCH, TN 37013-1071 (CITY) (STATE) (ZIP)	FARMINGTON HILLS, MI 48334-3314 (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, BARRY J. WILLIAMS AND WIFE, DEBORAH J. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BUFORD TUNE AND WIFE, JUDY E. TUNE

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. 561 on the plat of Section One-A of Kensington of Priest Lake of record in Plat Book 5200, Page 707, said Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Barry J. Williams and wife, Deborah J. Williams, by Deed from Philhall Corporation. a Tennessee Corporation, of record in Book 6468, Page 563, Register's Office for Davidson County, Tennessee and being further conveyed by Quitclaim Deeds of record in Book 6525, Page 458 and in Book 8365, Page 659, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 6225, Page 369, 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.

unimproved ( )
This is improved (X) property, known as 3209 BROOKMONT CIRCLE, 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 our hand s this 17th day of February 19 97

BARRY J. WILLIAMS

DEBORAH J. WILLIAMS

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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 BARRY J. WILLIAMS AND WIFE, DEBORAH J. WILLIAMS

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of February, 19 97.

Commission expires 7/24/97

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_____.

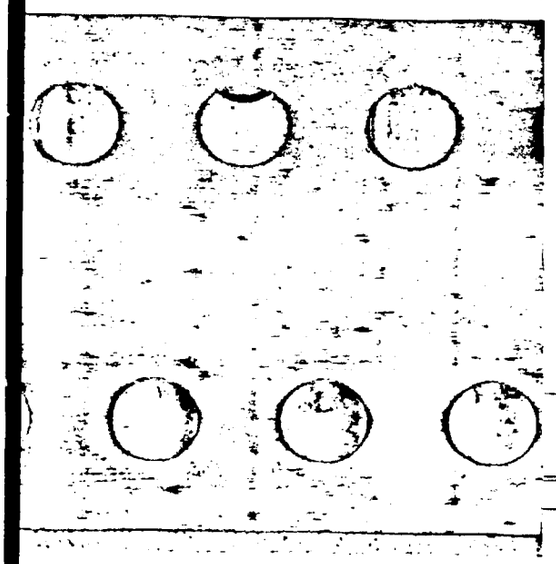
My commission expires _____

_____
Notary Public

7360 02/18 0101 03CHECK 663.90

0273950

RECEIVED FOR REFERENCE
97 FEB 18 PM 2:59
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

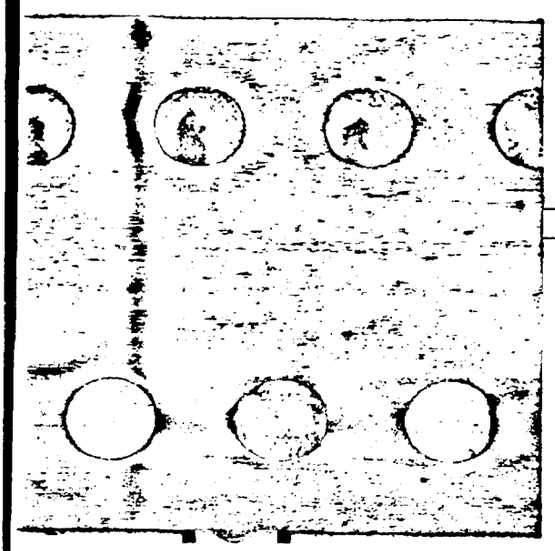
CAMT

177000.00

CON TX	654.90
PRFEE	1.00
WDEED	8.00
TOTAL	663.90
CHECK	663.90

02/18/97 01 15:04 0001 7740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0273950

IDENTIFICATION REFERENCE

97 FEB 18 PM 2:59

DAVIDSON COUNTY, TN.

No. 1117815