WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35238)

BOOK 10368 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl E. Kaplin (NAME)	Standard Federal Bank, A Federal (NAME)	105-14-6
915 South Douglas Avenue (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	22W-4360
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Troy, Michigan 48084 (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, Thomas C. Cobb and wife, Susan L. Cannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl E. Kaplin and wife, Kristi R. Maloney

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. 2 on the Plan of Hirshburgs Subdivision of Lots 74 and 75 of the Waverly Plan as of record in Book 161, Page 99, Register's Office for said County and described according to a survey made by Parrish Engineers, Inc., dated April 14, 1966, as follows:

BEGINNING at a point in the southeasterly margin of Douglas Avenue at the corner of Lots Nos. 1 and 2; thence with the margin of said of said Avenue, southwesterly 50 feet to a point, at the corner of Lots 2 and 3 on said Plan; thence with the line between said lots, southeasterly 172.5 feet to a point in the northwesterly margin of an alley; thence with the margin of the same, northeasterly 50 feet to a corner of Lot No. 1 on said Plan; thence with the line between Lots Nos. 1 and 2 northwesterly 160 feet to the point of beginning.

BEING the same property conveyed to Thomas C. Cobb and wife, Susan L. Cannon by deed from Blondell C. Moore and Thomas J. Lunsford of record in Book 9265, Page 571, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 915 South Douglas Avenue, Nashville, TN 37204
(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 28th day of February, 19 97

Thomas C. Cobb

Susan L. Cannon

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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 Thomas C. Cobb and wife, Susan L. Cannon

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 fo. the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 97.

Commission expires 7/25/98

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

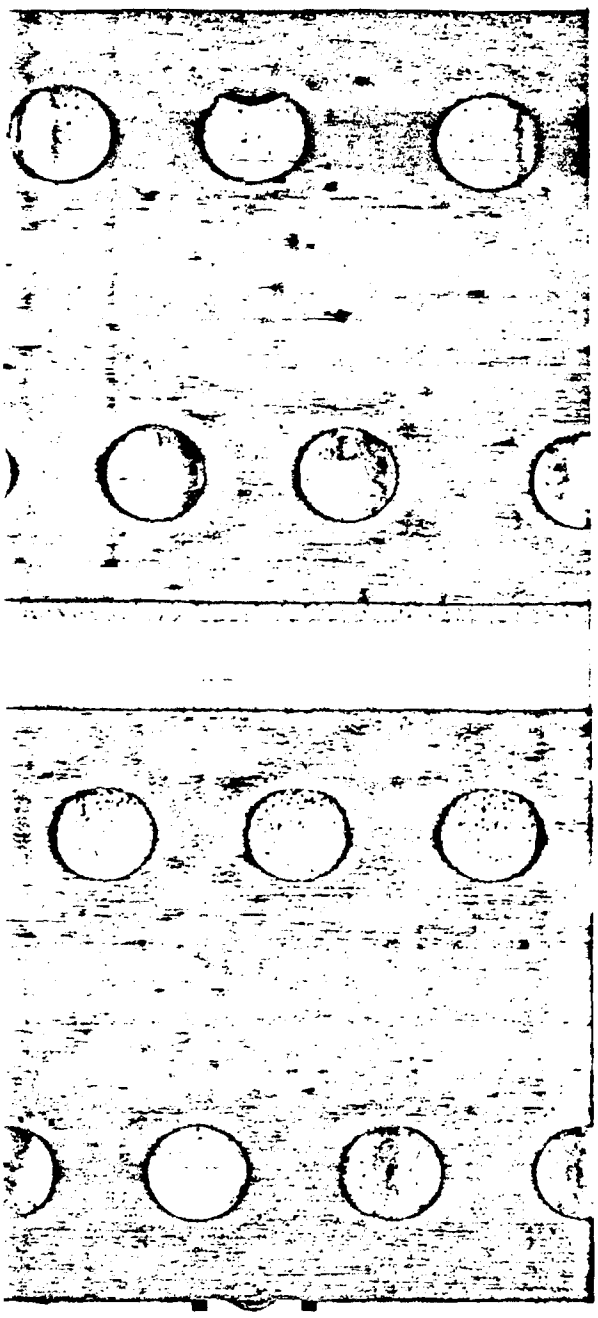
0278681

IDENTIF. & REFERENCE

97 MAR -4 PM 2:03

FELIA E. WILSON REGISTER
DAVIDSON COUNTY, TN.

2458 03/04 0101 03CHECK 575.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 146

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
153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

03/04/97 01 14:08 0001 2458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02786811
IDENTIF. & REFERENCE

97 MAR -4 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122850