File Box 24

WARRANTY DEED

BOOK 10381 PG 596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 11-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. McKay (NAME)	Standard Federal Bank (NAME)	MAP 50-3B
1017 Mulberry Way (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 42
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	12D87965

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, Virginia B. Smith, Administratrix of the Estate of Clara Virginia Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. McKay, married

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 42, Final Plat of Mulberry Downs, Phase I, as recorded in Plat Book 7900, Pages 84-88, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants and By-Laws of record in Book 8053, Page 316, as amended in Book 9892, Page 939; Charter of record in Book 8164, Page 37; and Quitclaim Deed conveying common area of record in Book 8175, Page 137, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Clara V. Baker by deed from Phillips Builders, Inc. of record in Book 8721, Page 564, Register's Office, Davidson County, Tennessee. The said Clara V. Baker now being deceased leaving Virginia B. Smith as her only heir by evidence of record in Probate Docket No. 96P-1828, Minute Book 412, Page 763, Probate Office of Davidson County, Tennessee.

Clara V. Baker and Clara Virginia Baker is one in the same person.

Virginia B. Smith and Virginia Elaine Bossie Smith is one in the same person.

The Administratrix and only heir of Clara Virginia Baker warrants to the grantee that she shall defend this estate for all taxes and debts whatsoever.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1017 Mulberry Way, Nashville, TN 37207
(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 13th day of March 19 97

Virginia B. Smith, Administratrix

Virginia B. Smith, Administratrix
of the Estate of Clara Virginia Baker

BOOK 10381 PG 597

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 Virginia B. Smith, Administratrix of the Estate of Clara Virginia Baker

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of March 19 97.

Commission expires 11-25-2000

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

7543 03/17 0101 03CHECK 393.80

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8053, Page 316, as amended in Book 9892, Page 939, said Register's Office.

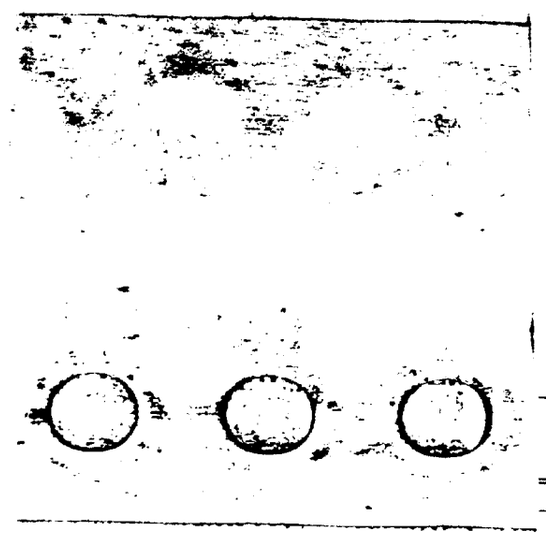
Subject to all matters in Plat of record in Plat Book 6900, Page 940, said Register's Office.

02834 28

IDENTIFICATION REFERENCE

97 MAR 17 AM 10:45

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

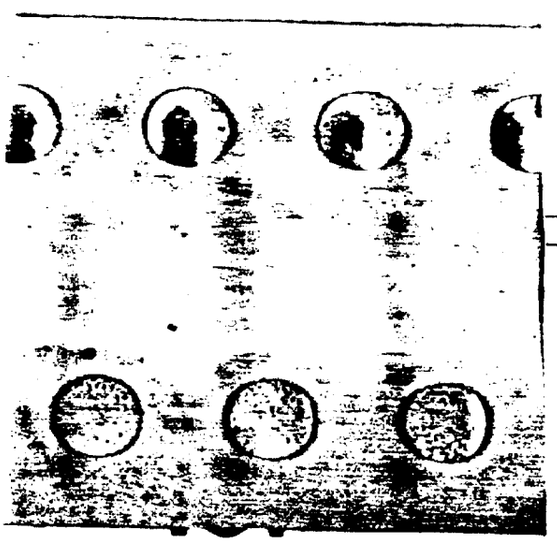
FOR _____

BOOK 10381 PG 598

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
				104000.00
				CON TX 384.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 393.80
				CHECK 393.80
03/17/97		01		10:44 0001 7543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0283428
IDENTIF. ↑ REFERENCE

97 MAR 17 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127880