BOOK 10506 PG 219

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Carson E Dozier, unmarried and	[Source One Mortgage	[ ]
[Rosaline L. Brown, unmarried	[27555 Farmington Road	[Map 162-10-0]
[537 Janice Drive	[Farmington Hills MI 48334	[Parcel 054.00]
[Antioch, Tennessee 37013		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10 00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mary Virginia Mayes, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Carson E. Dozier, unmarried and Rosaline L. Brown, C'ED unmarried (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 54 on the Plat of a resubdivision of Lots 42-59 on the Plan of Brook View Estates, Section 1, as of record in Book 4675, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to Evans B. Mayes and wife, Mary V. Mayes, by Warranty Deed from First American National Bank of Nashville, of Record in Book 8242, page 608, Register's Office of Davidson County, Tennessee.

The said Evans B. Mayes has since died and upon her death, title was vested in Mary V. Mayes as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 537 Janice Drive, Antioch, Tennessee 37013.

7532 06/26 0101 03CHECK 423.40

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Carson E. Dozier
Affiant

[Subscribed and sworn to before me this 19th day of June, 1997

Notary Public

[My Commission Expires: 1-24-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of June, 1997

Mary Virginia Mayes

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 Mary Virginia Mayes, 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 day 19th of June, 1997.

NOTARY PUBLIC

My Commission Expires: 1-21-99

03199UB
IDENTIF. ◆ REFERENCE
97 JUN 26 AM 9:49
FELIX Z. [illegible] REGISTER
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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

06/26/97 01 09:50 0001 7532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03199906
IDENTIF. ↑ REFERENCE

97 JUN 26 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167345