WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35768)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES:
(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
Larry G. Ranstad (NAME)	Source One Mortgage Services (NAME)	95-14-31
2106 Jade Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	3DZ-35535
Nashville, TN 37210 (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, Estate of Michael Allen Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Ranstad and wife, Virginia F. Ranstad

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. 62 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for said County.

Said Lot No. 62 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to Michael Allen Patton by deed from Judy R. Patton of record in Book 8440, Page 544, Register's Office for Davidson County, Tennessee. The said Michael Allen Patton is now deceased. Will directs Executrix, JoAnne P. DeFord, to sell property. (Case #DOC 97P329).

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

unimproved ( )
This is improved (X) property, known as 2106 Jade Drive, Nashville, TN 37210
(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 30th day of July, 19 97

JoAnne P. DeFord, Exec.

Estate of Michael Allen Patton

BOOK 10555 PG 111

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 Estate of Michael Allen Patton

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 30th day of July 19 97.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer a Notary Public within and for the State and County aforesaid, personally appeared Joann P. DeFord and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and _____ respectively of the Estate of Michael Allen Patton the within named bargainor, ~~and/or principal~~ and that she as such Executrix 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 Joann P. DeFord as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of July 19 97.

My commission expires 7/25/98

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ALAN D. MAZER

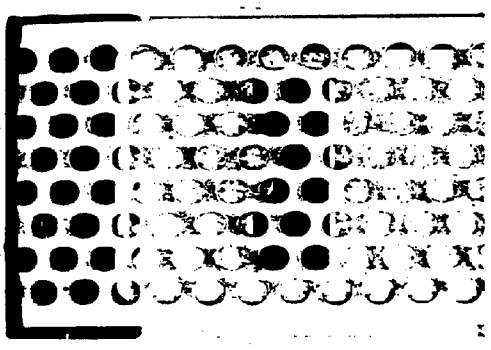
0333601

IDENTIFICATION REFERENCE

97 AUG -4 PM 12:45

FELIX Z. BROWN REGISTER
DAVIDSON COUNTY, TN.

2587 08/04 0101 03CHECK 327.20



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

RECEIVED OF _____

FOR _____

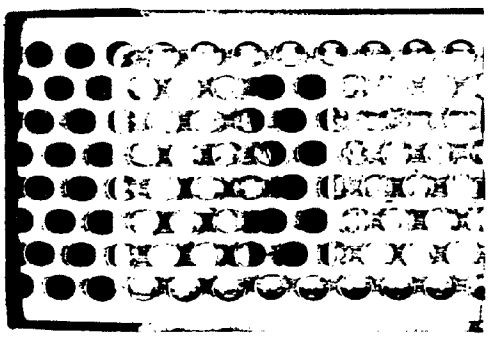
BOOK 10555 PG 112

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20
08/04/97 01 12:47 0001 2587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333607

IDENTIFICATION REFERENCE

97 AUG -4 PM 12:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182203