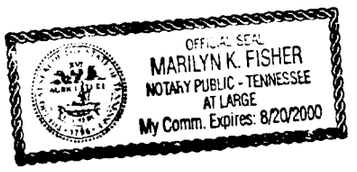
BOOK 10561 PG 590

WARRANTY DEED



SD0697-194L

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 47,900.00

Joseph Dick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Dick (NAME)	SOURCE ONE MORTGAGE (NAME)	MAP 106-13
362 Glenrose Avenue (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 66.00
Nashville, Tennessee 37210-4840 (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, David A. Niver and wife, Marsha G. Niver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Dick, unmarried

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 all of Lot No. 5, Glenrose Park Subdivision, as shown by plat and survey of record in Plat Book 974, Page 98, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David A. Niver and wife, Marsha G. Niver by deed from Elaine Carter of record in Deed Book 7342, Page 858, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

97 AUG -7 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0335341

unimproved ( )
This is improved (X) property, known as 362 Glenrose Avenue, Nashville, Tennessee 37210-4840
(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 31st day of July 19 97

David A. Niver

Marsha G. Niver

By: David A. Niver, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 10561 PG 591

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Niver

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 31st day of July, 19 97.

Commission expires August 20, 2000

Marilyn K. Fisher
Notary Public

MARILYN K. FISHER
NOTARY PUBLIC - TENNESSEE
AT LARGE
My Comm. Expires: 8/20/2000

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 31st day of July, 1997, before me personally appeared David A. Niver to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marsha G. Niver and who acknowledged that he executed the same as the free act and deed of the said Marsha G. Niver by virtue of that Power of Attorney, duly executed by the said Marsha G. Niver and appearing of record in Trust Deed Book _____, Page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of July, 1997.

Marilyn K. Fisher
Notary Public

My Commission Expires: 8/20/00

OFFICIAL SEAL
MARILYN K. FISHER
NOTARY PUBLIC - TENNESSEE
AT LARGE
My Comm. Expires: 8/20/2000

4453 08/07 0101 CHECK 196.23

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 11561 PG 592

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 47900.00
CON TX 177.23
PRFEE 1.00
WDEED 8.00
TOTAL 186.23
CHECK 186.23

08/07/97 01 13:45 0001 4453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033534 I
IDENTIFICATION REFERENCE

97 AUG -7 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184047