(1)

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys Mail
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10766 PG 630

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Karen M. Moore 829 Long Hunter Court Nashville, TN 37217	Standard Federal Bank 2600 W. Big Beaver Road Troy, MI 48084	Map 135-08-A Parcel 829 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $71,500.00.

x Karen M. Moore
AFFIANT

Sworn to and subscribed before me this 16 day of January, 1998.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 4/22/2001

MY COMMISSION EXPIRES APRIL 22, 2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ROBERT SCOTT FELKER, unmarried hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KAREN M. MOORE, a single woman, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, described as follows, to wit:

Unit No. 829 in Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office.

Being the same property conveyed to Robert Scott Felker and Margaret Ann Ragland by deed of record in Book 5412, page 831, Register's Office for Davidson County, Tennessee, and by quitclaim deed of record in Book 5578, page 872, said Register's Office, said Margaret Ann Ragland conveyed her interest in subject property to Robert Scott Felker.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he 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 follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 135-08-A, Parcel 829.00 CO.

2. All matters appearing on the Plan of Nashboro Village Nineteen Condominium, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions, easements and restrictions, contained in instrument of record in Book 4827, page 14, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 4821, page 105, Register's Office for Davidson County, Tennessee.

5. Master Deed for Nashboro Village Nineteen Condominium of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.

6. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 829 Longhunter Court, Nashville, Tennessee 37217.

WITNESS our hands this 16 day of January, 1998, Franklin, Tennessee.

Robert Scott Felker

ROBERT SCOTT FELKER

98 JAN 23 AM 11:00
REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.

IDENTIFICATION REFERENCE
03920 28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT SCOTT FELKER, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16 day of January, 1998.

Notary Public

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My commission expires: 4/22/2001

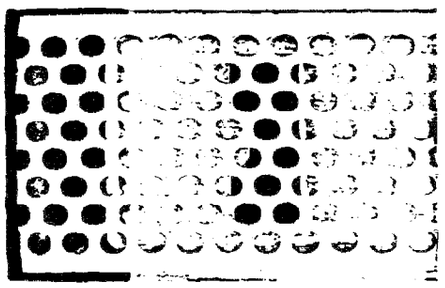
MY COMMISSION EXPIRES
APRIL 22, 2001

1991 01/23 0101 03CHECK 273.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10766 PG 632

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	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	8.00
TOTAL	273.55
CHECK	273.55

01/23/98 01 11:00 0001 4971

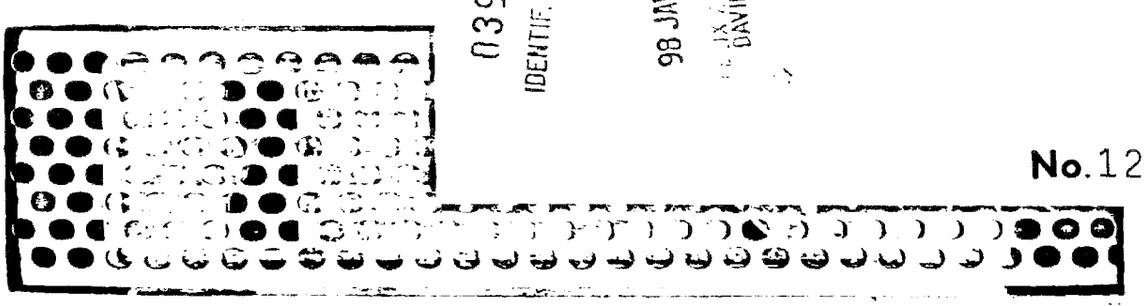
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392828

IDENTIFICATION REFERENCE

98 JAN 23 AM 11:00

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



No. 1245581