FILE NO. 36331
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,938.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF FEBRUARY, 98

Notary Public

MY COMMISSION EXPIRES 4/25/98
(AFFIX SEAL)

BOOK 10785 PG 313

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT M. BISHOP (NAME)	SOURCE ONE MORTGAGE SERVICES, (NAME) CORPORATION	86-7-64
108 Jackson's Retreat Court (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	4D 01185
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	

FOR AND IN 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 EVERETT LYBOLT and DAVID SHADOAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT M. BISHOP , 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:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, Page 286, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 32.9 feet on the northerly margin of Jackson's Retreat Court, and runs back 134.85 feet on the westerly line and 179.5 feet on the easterly line to a broken line in the rear measuring a total of 185.0 feet thereon.

BEING the same property conveyed to Everett Lybolt and David Shadoan by deed from Mary B. Thomas of record in Book 9555, Page 40, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF TENNESSEE, of record in Book 7925, page 634, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOURCE ONE MORTGAGE SERVICES CORPORATION.

This is (unimproved) (X improved) property, known as 108 Jackson's Retreat Court, Hermitage, TN 37076
(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 3rd day of February, 1998

EVERETT LYBOLT

DAVID SHADOAN

STATE OF TENNESSEE }
Davidson County }

BOOK 10785 PG 314

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EVERETT LYBOLT

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 3rd day of February, 19 98.

Commission Expires 7/25/98

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

98 FEB -6 AM 9:23

0397995

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of February, 1998, before me personally appeared EVERETT LYBOLT, to be known to be the person who executed the foregoing instrument in behalf of DAVID SHADOAN, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said DAVID SHADOAN, as though he personally had acted.

WITNESS My hand and official seal at Nashville, Tennessee, this the 3rd day of February, 1998.

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

NOTARY PUBLIC

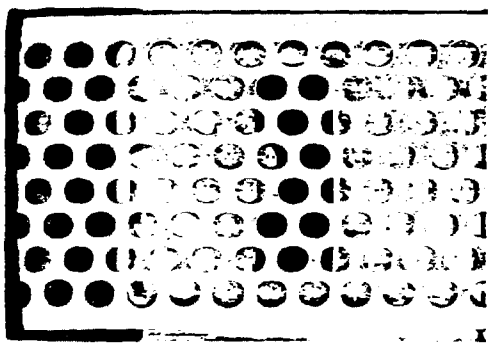
My Commission Expires: 7/25/98

0486 0276 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10785 PG 315

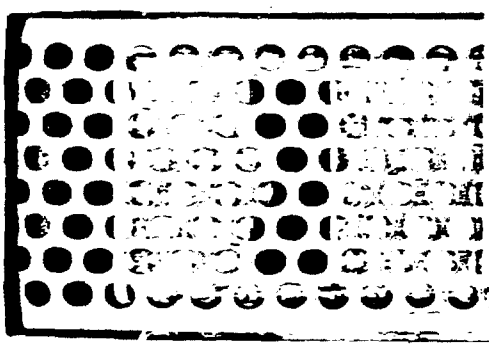
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95938.21
CON TX 354.98
PRFEE 1.00
WDEED 8.00
TOTAL 363.98
CHECK 363.98

02/06/98 01 09:28 0001 0486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0397995
IDENTIF. # REFERENCE

98 FEB -6 AM 9:24

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No.1251033