WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 11/4/2001
(AFFIX SEAL)

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

Mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Sanders (NAME)	STANDARD FEDERAL BANK (NAME)	172
6116 ~~6616~~ Bradford Hills Drive (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	12
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	B

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, Charles E. Rogers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen E. Sanders and wife, Phyllis A. Sanders

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. 257 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6; amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Rogers, by deed Yazdian Construction, Inc., of record in Book 9127, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, rights of others in and to the common areas/elements of record in Book 8154, page 304, Charter of Bradford Hills Homeowner's Association of record in Book 8071, page 520, By-Laws of record in Book 8071, page 531, Declaration of Covenants, Conditions and Restrictions of record Book 8069, page 170 and Book 8885, page 517, Register's Office for Davidson County, Tennessee.

Sandra Rogers, wife of Charles E. Rogers joins in the execution of this instrument for the purpose of relinguishing her marital rights.

unimproved ( )
This is improved (X) property, known as 6116 ~~6616~~ Bradford Hills Drive, Nashville, TN 37221
(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 20th day of February 19 98

Charles E. Rogers

Sandra Rogers

BOOK 10813 PG 499

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 Charles E. Rogers and Sandra Rogers

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 Brentwood, Tennessee, this 20th day of February 19 98.

Commission expires 11/4/2001

B.T. Hodge
Notary Public

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0405805

98 FEB 27 AM 10:51

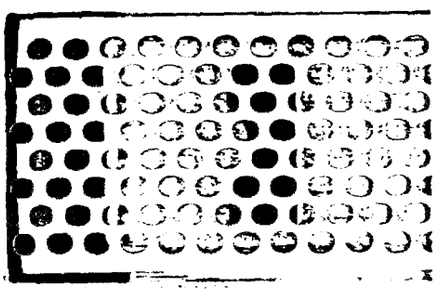
8825 02/27 0101 03CHECK 558.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10813 PG 500

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

CART

146500.00

CON TX 549.45

PRFEE 1.00

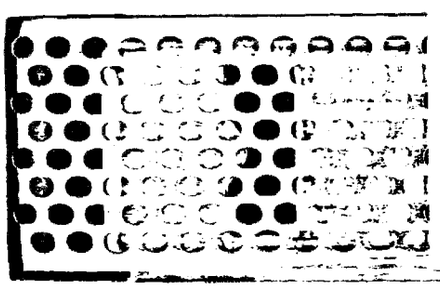
WDEED 9.00

TOTAL 559.45

CHECK 559.45

02/27/98 01 10:49 0001 BE25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0405805

98 FEB 27 AM 10:51

No. 1259280