File Box 24

BOOK 10918 PG 435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Prazeau, III (NAME)	Standard Federal Bank (NAME)	MAP 83-5
1411 A & B Franklin Ave. (ADDRESS)	2600 W. Big Beaver Rd. (ADDRESS)	PARCEL 353
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Troy, Michigan 48084 (CITY) (STATE) (ZIP)	23W 11415

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, Coordination Plus Rehab Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Prazeau, III, an unmarried man

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 Lot 47, Map of Subdivision of Part of The Weakley Home Place, as of record in Book 421, Page 36, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Coordination Plus Rehab Group, LLC by deed from Terry W. Vester and wife, Deanna L. Vester of record in Book 10424, Page 273, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.

RECEIVED FOR RECORD AND RECORDED IN OFFICE
98 MAY -6 AM 9:16
KELLY THOMAS, JR. REGISTER
DAVIDSON COUNTY, TN.

04343 10

unimproved ( )
This is improved (X) property, known as 1411 A & B Franklin Ave., Nashville, TN 37206
(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 1st day of May 19 98

Coordination Plus Rehab Group, LLC
By: Gregory B. Pitts
Gregory B. Pitts, Manager
Attest: Virginia N. Pitts
Virginia N. Pitts, Manager

3417 05/06 0101 03CHECK 360.50

435

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gregory B. Pitts and Virginia N. Pitts with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Manager and Manager respectively of the Coordination Plus Rehab Group, the within named bargainor, and corporation, and that they as such Manager and Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gregory B. Pitts as such Manager, and attesting the same by the said Virginia N. Pitts as such Manager.

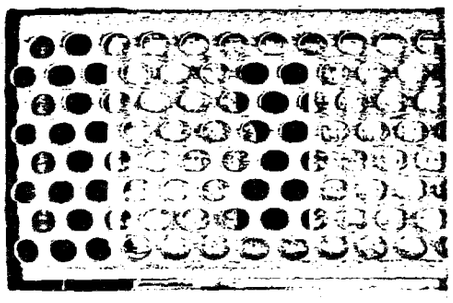
Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of May 1998.

My commission expires 1-26-2002

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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



RECEIVED OF _____

FOR _____

BOOK 10918 PG 437

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

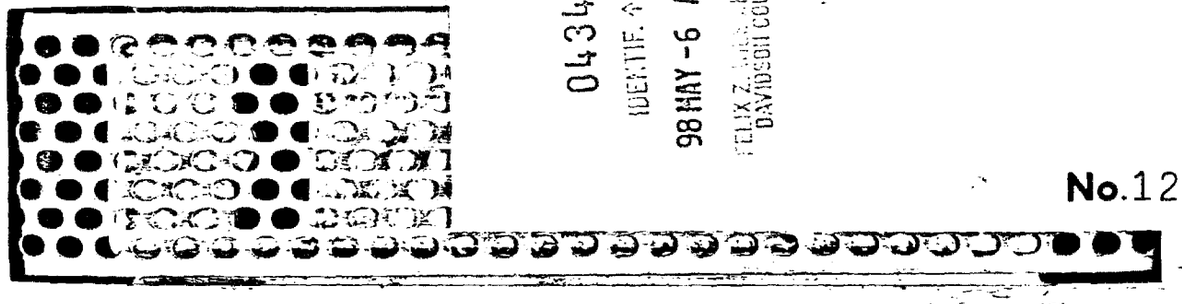
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

05/06/98 01 09:18 0001 3417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434310
IDENTIFICATION REFERENCE
98 MAY -6 AM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1289475