ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAVID A. HUNT and wife JULIE W. HUNT (NAME)	Flagstar Bank, F.S.B. (NAME)	
4412 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 64000 (STREET ADDRESS)	103-4-123
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	Detroit Michigan 48264-2635 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred forty-five thousand & $145,000.00 DOLLARS

the receipt of which is hereby acknowledged, I NORMA M. ELROD, Executrix of the Estate of MABEL L. MORRIS, with the power to convey real estate of the Estate of MABEL L. MORRIS,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

have bargained and sold, and by these presents do transfer and convey unto the said DAVID A. HUNT and wife, JULIE W. HUNT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 in Block 2, Sylvan Park Subdivision as of record in Book 332, page 104, Register's Office for said county.

Said Lot No 12 fronts 60 feet on the north side of Utah Avenue, formerly Seventh Avenue, and extends back northwardly between parallel lines and along the east margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.

Being the same property conveyed to Norman E. Morris and wife, Mabel L. Morris by deed from Brookmeade Subdivision, Inc., a Tennessee Corporation, as or record in Book 3074, page 107, Register's Office for Davidson County, Tennessee.

The said Mabel L. Morris having since died, leaving her Last Will and Testament, which is of record in Will Book 198, page 273, Probate Court for Davidson County, Tennessee. Norman E. Morris, spouse of Mabel L. Morris, having died February 27, 1980, predeceased Mabel L. Morris, Executrix being authorized and directed to sell the real estate without the joinder of any other person.
This is the same description as used in the previous deed.

MAIL ENV.

98 MAY 19 AM 9:58
ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04397?1

unimproved ( )
This is improved (X) property, known as 4412 Utah Avenue, Nashville, TN 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 18th day of May, 19 98.

Norma Elrod Executrix of the Estate of Mabel L. Morris
NORMA M. ELROD, Executrix of the Estate of

BOOK 10937 PG 406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, UNDERSIGNED, a Notary Public in and for said County and State, the within named NORMA M. ELROD, Executrix of the Estate of Mabel L. Morris

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 19 98.

My commission expires 8-17-98 Notary Public Lisa M. Haynes

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 145,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

DAVID A. HUNT

Sworn to and subscribed before me this 18th day of May, 19 98.

My commission expires 8.17-98 Notary Public Lisa M. Haynes

This instrument was prepared by:

Name	Address
JOHN AARON HOLT, ATTORNEY AT LAW	311 White Bridge Road, Nashville, TN 37209

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

NORMA M. ELROD, Executrix of the Estate of MABEL L. MORRIS

TO

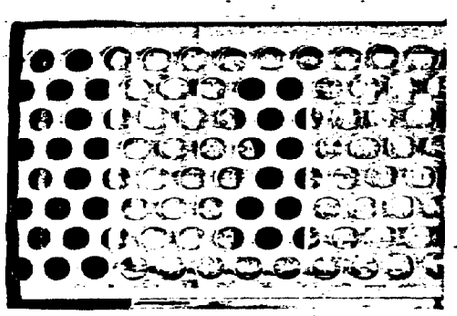
DAVID A. HUNT and wife,

JULIE W. HUNT

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

9237 05/19 0101 02CHECK

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



RECEIVED OF _____

FOR _____

BOOK 10937 PG 407

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

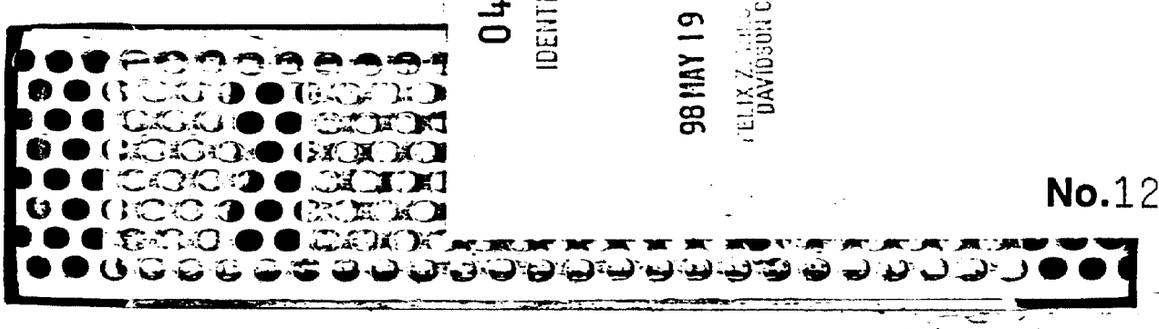
CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
05/19/98 01 09:59 0001 9237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439721
IDENTIF. # REFERENCE

98 MAY 19 AM 9:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1295223