File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11028 PAGE 82

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15737

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT D. OAKES (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 119-8
713 Currey Road (STREET ADDRESS OR ROUTE NUMBER)	2600 W. BIG BEAVER ROAD (STREET ADDRESS)	PARCEL 71
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	TROY, MICHIGAN 48084 (CITY) (STATE) (ZIP)	FB# 2DA 16655

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, EDWIN KELLEY SWIFT, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. OAKES AND WIFE, DANA R. OAKES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 8 on the Plan of Section One Glencliff Estates, as of record in Plat Book 1130, page 56, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin Kelley Swift, an unmarried person and Betty Jo Swift, an unmarried person ~~by~~ deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 5825, page 321, said Register's Office. Betty Jo Swift has since conveyed her interest in said property to Edwin Kelley Swift by quitclaim deed of record in Book 7093, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4161, page 856; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 56, said Register's Office.

Anne Swift, spouse of Edwin Kelley Swift, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Edwin Kelley Swift.

98 JUL 21 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0464796

6071 07/21 0101 03CHECK 499.40

unimproved ( )
This is improved (XX) property, known as 713 Currey Road, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of July, 19 98

EDWIN KELLEY SWIFT

ANNE SWIFT

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STATE OF TENNESSEE
COUNTY OF Davidson

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

EDWIN KELLEY SWIFT and ANNE SWIFT

with whom I am personally acquainted, and who acknowledged that the y executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of July 19 98.

My commission expires 9/23/2001 Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 98

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM EDWIN KELLEY SWIFT

TO ROBERT D. OAKES AND WIFE, DANA R. OAKES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	499.40
			CHECK	499.40
07/21/98	01		10:08 0001	6071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464796
IDENTIF. # REFERENCE

'98 JUL 21 AM 10:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321741