PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[James C. Tapp	[Standard Federal Bank	[
[617 Bixler Avenue	[2600 W. Big Beaver Road	[Map 43-9
[Madison, TN 37115	[Troy, MI 48084	[Parcel 371.00
[	[	[

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-10-9057

BOOK 11249

PAGE 552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert A. Wallace/ Unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto James C. Tapp, an unmarried man (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Resubdivision of Lots 1 and 2 of the Resubdivision of Lot 26 and Resubdivision of part of Lot 27, Woodlawn Estates, of record in Book 6050, page 114, Register's Office for said County.

Being part of the same property conveyed to Robert A. Wallace by Quitclaim Deed from Barbara A. Wallace, of record in Book 9815, page 804, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record described as follows:

1. Plat of record in Plat Book 6050, page 114, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 617 Bixler Avenue, Madison, TN 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $81,900.00.
[
[Robert A. Wallace
[Affiant
[Subscribed and sworn to before me this
[16th day of November, 1998.
[
[Notary Public
[My Commission Expires: 11-24-2001
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of November, 1998.

Robert A. Wallace

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert A. Wallace**, 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 16th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

BOOK 11249 PAGE 553

0524299
IDENTIF. & REFERENCE

98 DEC 11 PM 2:30
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

9476 12/11 0101 03CHECK 314.03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

554 PAGE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

11249 BOOK

CAMT	81900.00
CON TX	303.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.03
CHECK	314.03

12/11/98 01 14:31 0001 9476

0524299 IDENTIF. & REFERENCE

DEC 11 PM 2:30

GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398949