PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

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STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,250.00

Patrick J. Runchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1999

K. J. Sheldon
Notary Public K. J. Sheldon

MY COMMISSION EXPIRES September 25, 1999

(AFFIX SEAL)

K. J. SHELDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS: Patrick J. Runchey	MORTGAGEE: SEND TAX BILLS TO Standard Federal Bank, a	MAP-PARCEL NUMBERS 4D 94434
(NAME) 737 Sweetwater Circle	(NAME) 2600 W. Big Beaver Road	 64-15A-13
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Troy, MI 48084	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, Kymberly K. Jones, now known as Kymberly K. Jones Kane, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick J. Runchey and wife, Kimberly S. Runchey

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 Number 13 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 625 and as corrected in Plat Book 7900, Page 697 and Book 9432, Page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly K. Jones, unmarried by deed of record in Book 9872, Page 909, Register's Office for Davidson County, Tennessee.

William Kane, spouse of Kymberly K. Jones Kane, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantees.

This conveyance is subject to all restrictions and easements of record.

05396687

IDENTIF. & REFERENCE

99 JAN 22 AM 9:44

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

This is improved XX unimproved property, known as 737 Sweetwater Circle (House Number) (Street) Old Hickory, TN 37138 (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 15th day of January, 1999

Kymberly K. Jones Kane
Kymberly K. Jones Kane

William Kane
William Kane

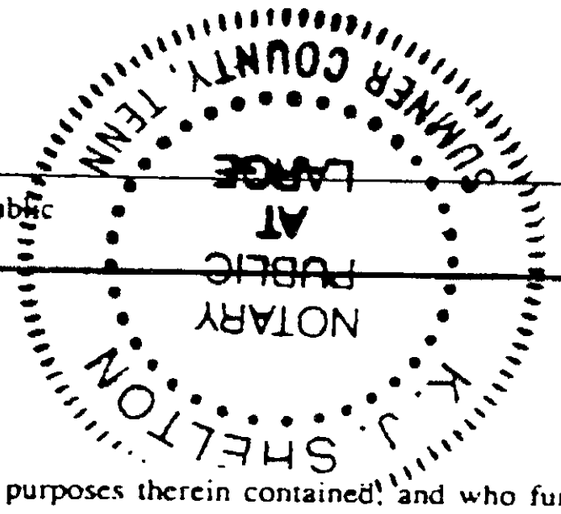
STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Kymberly K. Jones, now known as Kymberly K. Jones Kane, a married woman and husband,*
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
*William Kane

Witness my hand, at office, this 15th day of January . 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public



STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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 15th day of January 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

5877 01/22 0101 03CHECK 495.53

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0539687
IDENTIFICATION REFERENCE

99 JAN 22 AM 9:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	128250.00
CON TX	474.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	485.53
CHECK	485.53

01/22/99 01 09:43 0001 5877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415298