FILE BOX 9-B

FIRST TITLE & ESCROW CO., INC.
#16449

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 11479 PG. 105

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN HENDRIX (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 104-14-H
413 Prestwick Court (STREET ADDRESS OR ROUTE NUMBER)	2600 W. Big Beaver Road (STREET ADDRESS)	PARCEL 55.00Co
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Troy, Michigan 48084 (CITY) (STATE) (ZIP)	FB# 7DA93136

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, VIRGINIA L. FLEMING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN HENDRIX AND WIFE, BECKY HENDRIX

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. 10 on the Plan of Revised Whitworth Phase 3 Section 2, as of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Raymond Fleming and wife, Virginia L. Fleming by deed from Clements-Bartosh Interests LLC, a Tennessee limited liability company of record in Book 10261, page 562, said Register's Office. The said J. Raymond Fleming having since died.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9567, page 259, Book 9567, page 185, Book 9567, page 216, Book 9567, page 301; (3) Amendment to Charter of record in Book 10428, page 795; (4) Agreement of record in Book 9582, page 868, Book 9778, page 16; (5) Easements of record in Book 9567, page 691; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 969, corrected in Book 10270, page 34,* said Register's Office.
* Book 6900, pages 840 and 841; (7) Rights of others in and to the common elements.

99 MAY 14 AM 10:51

05870062

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 413 Prestwick Court, Nashville, Tennessee 37205

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 11th day of May, 1999.

Virginia L. Fleming by Richard A. Fleming

VIRGINIA L. FLEMING
BY RICHARD A. FLEMING AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TAX
$0.00

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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

BOOK 11479 PG. 106

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Richard A. Fleming, 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 Attorney-in-Fact for the said Virginia L. Fleming and is authorized by the said Virginia L. Fleming to executed this instrument on her behalf.

Witness my hand, at Office, this 11th day of May, 1999.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

My Commission Expires SEPT. 23, 2000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

John Hendrix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

VIRGINIA L. FLEMING, UNMARRIED

TO

JOHN HENDRIX AND WIFE,
BECKY HENDRIX

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

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

BOOK 11479 PG. 107

0587062

99 MAY 14 AM 10:51

CHECK

	400000.00
CON TX	1480.00
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	1491.00
CHECK	1491.00

05/14/99 01 10:54 0001 6146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460779