FORM NO. WD-1

I 8 3 2 3 8

IDENTIF. REFERENCE

FEB 15 9 16 AM '85

FELIX P. BROWN, JR., REGISTER
DAVIDSON COUNTY, TN

BOOK 6492 PAGE 897

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,631.80

David R. Marrs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Marrs (NAME)	Mid-States Mortgage Corporation (NAME)	86-16-20
4209 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	GPO Box 463-A (STREET ADDRESS)	04D 12708
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Detroit, MI 48232 (CITY) (STATE) (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, Tenna Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Marrs, unmarried

its 45% undivided interest in and to 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 No. 57 on the plan of Section One Revised - Valley Grove, of record in Book 5200, page 388, Register's Office for said County.

Said Lot No. 57 fronts 65.00 feet on the westerly margin of Valley Grove Drive and extends back 143.82 feet on the southerly line and 152.89 feet on the northerly line to a dead line in the rear, measuring 65.63 feet thereon.

Being the same conveyed to David R. Marrs, unmarried a 55% undivided interest and Federal Properties, Inc. a 45% undivided interest by deed from Federal Home Builders, Inc. of record in Book 6343, page 368, Register's Office for Davidson County, Tennessee. The interest of Federal Properties, Inc. having since been conveyed to Tenna Ltd., a Tennessee Limited Partnership by Quitclaim Deed of record in Book 6431, page 804, said Register's Office.

It is understood and agreed that a part of the consideration for this transfer is the agreement of the Grantee to assume full responsibility and liability for the payment due under that certain Deed to Trust of record in Book 6343, page 371, said Register's Office.

This instrument is executed on behalf of Susan Farmer by Patricia Spicer Carden as her Attorney-in-Fact pursuant to a Power of Attorney which was recorded in Book 6304, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5815, page 992, as amended in Book 5909, page 699, said Register's Office, and to the matters set forth in the above referenced plan of record.

CHECK

This is unimproved ( ) improved (XX) property, known as 4209 Valley Grove Drive (House Number) (Street) Hermitage (P. O. Address) Tennessee (City or Town) 37076 (Postal Zip)

02/15 73.06-

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 hands this 7th day of February, 1985

Tenna Ltd.

BY: Thomas V. Robinson, Vice-president

Tenna Ltd.

BY: Susan Farmer Sec.-Treas
Susan Farmer, Secretary

BY: Patricia Spicer Carden
Patricia Spicer Carden,
Attorney-in-Fact
Attorney-in-fact

CB/SP

1354

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 6492 PAGE 898

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

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

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Tenna Ltd., a Tennessee Limited Partnership

TO

David R. Marrs, unmarried

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas V. Robinson and Patricia Spicer Carden as Attorney-in-Fact for Susan Farmer with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Attorney-in-Fact for Secretary respectively of the Tenna Ltd. the within named bargainor, a corporation, and the they as such Vice President and Attorney-in-Fact for Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas V. Robinson as such Patricia Spicer Carden, and attesting the same by the said Vice President as such Attorney-in-Fact for Secretary.

Witness my hand and official seal at Nashville, Tennessee on this the 7th day of February, 1985.

My Commission Expires: 10/24/88

Rebecca A. Hamblen
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6492 PAGE 899

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

25631.00- CAMT.
66.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 73.06-
1354A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

183238

IDENTIF. REFERENCE

FEB 15 9 16 AM '85

DAVIDSON COUNTY, TN

No. 108735