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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/8/88

(AFFIX SEAL)

16690

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEON GRUENBERG (NAME)	M L A, Inc. (NAME)	MAP 173-1
732 Ridgeview Court (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR 209
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Southfield, Michigan 48075 (CITY) (STATE) (ZIP)	05 DU 72308

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, EZELL MITCHELL & PARTNERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEON GRUENBERG and wife, BEVERLY GRUENBERG

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. 9A Zone Lot Division - Lots 1 thru 5 & 7 thru 16 - Dreamland Estates Southeast, Section Three, as of record in Book 6250, page 282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ezell Mitchell & Partners, by deed from Raymond Shih-H Yan and wife, Rebecca Chua Yan, of record in Book 6060, page 32 Register's Office for Davidson County, Tennessee.

28098

IDENTIFICATION REFERENCE

AUG 13 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 732 Ridgeview Court, Antioch, TN 37013
(House Number) (Street) (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 his hand this 5th day of August, 19 85

Wm. Ezell

EZELL MITCHELL & PARTNERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EZELL MITCHELL & PARTNERS

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August 19 85

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the General Partner and _____ respectively of the Ezell Mitchell and Partners the within named bargainor, a ~~corporation~~, and that (he) (they) as such General Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said Houston T. Ezell as such General Partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tn. on this the 5th day of August, 1985

My commission expires 10/15/86

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

EZELL MITCHELL & PARTNERS

TO

LEON GRUENBERG

BEVERLY GRUENBERG

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

5650P.FO- CA1T.
146.90 CSTAX.
.50 PRFE"
6.00 NOE"D
CHECK 153.40-
6690A08/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

280098

IDENTIFI REFERENCE

AUG 13 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162859