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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 $57,500.00

James A. Cartwright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

BOX 10

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Cartwright et ux (NAME)	MLA, Inc. (NAME)	04D12767
4272 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Hwy. (STREET ADDRESS)	086-16-0
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	South Field, Michigan 48075 (CITY) (STATE) (ZIP)	091.00

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, Federal Home Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Cartwright and wife, Karen D. Cartwright

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. 120 on the plan of Section 5 Valley Grove, of record in Book 5200, page 582, Register's Office for said County.

Said Lot No. 120 fronts 69.00 feet on the southeasterly margin of Valley Grove Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being part of the same property conveyed to Federal Home Builders, Inc. by deed from Robert E. Earheart and wife, Lucretia Earheart of record in Book 6243, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6112, page 277, said Register's Office, and to the matters set forth in the above referenced plan of record.

32498

IDENTIFICATION REFERENCE

AUG 29 1 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4272 Valley Grove Drive (House Number) (Street) Hermitage, TN 37076 (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 my hand this 22nd day of August, 19 85

Federal Home Builders, Inc.

BY:
Thomas V. Robinson, Vice-President

CB/CK

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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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 Tennessee

County of Davidson

Before me, the undersigned of the state and county aforesaid, personally appeared Thomas V. Robinson, 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 Federal Home Builders, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22nd day of August, 19 85

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

7-18-87

WARRANTY DEED

FROM

Federal Home Builders, Inc.

TO

James A. Cartwright and wife,

Karen D. Cartwright

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

OFFICIAL RECEIPT

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

RECEIVED OF

FOR

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57500.00- CAMT.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
2190A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32498

IDENTIFICATION REFERENCE

AUG 29 1 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168041