File Box #24

BOOK 6782 PAGE 59

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 12th DAY OF February 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jack W. Smith (NAME)	MLA, Inc. (NAME)	GO-13896
308-310 Old Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	18-16
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	117

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, Jesse R. Maggart and wife, JoAnn Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack W. Smith

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:

BEING Lot No. 1 on the Plan of Brick Church Terrace, of record in Book 6200, page 135, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Jesse R. Maggart and wife, Joann Maggart by deed from Mildred W. Ragan, a widow, and Marshall H. Ragan, of record in Book 6429, page 993, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement; and building setback lines of record in Book 6200, page 135, said Register's Office.

This conveyance is subject to any and all existing easements of record.

7.5.7.56

IDENTIFICATION REFERENCE

FEB 13 9 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 308-310 Old Brick Church Pike, Goodlettsville, TN, 37072
(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 seised 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 12th day of February, 19 86

Jesse R. Maggart

JoAnn Maggart

STATE OF TENNESSEE
Davidson County

BOOK 6782 PAGE 60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse R. Maggart and wife, JoAnn Maggart

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 1986

Commission expires Jan. 18, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Jesse R. Maggart

TO

Jack W. Smith

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6782 PG 55 61

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

63000.00- BAMT.
163.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 170.30-
4347A02/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.7.5.6

IDENTIFI REFERENCE

FEB 13 9 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218889