File Box 24

BOOK 6783 PAGE 638 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

James R. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-19-89

(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
James R. Graves (NAME)	MLA, Inc. (NAME)	GO-05116 GO-05111
6 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	Map 34-5-A
Goodlettsville, TN. 37072 (CITY) (STATE) (P O ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	Parcel 6

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, Kirby Clifton and wife, Pauline Clifton

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

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. 6 on the Plan of Monticello Manor, of record in Book 6250, page 551, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Kirby Clifton and wife, Pauline Clifton by deed from James M. Smith and wife, Dorothy B. Smith, Nellie Smith Tucker, and Gladys Smith Hinkle, of record in Book 6433, page 775, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6643 , Page 958 , Register's Office, Davidson County, Tennessee.

Subject to Articles of Incorporation of record in Book 6643, page 966, By-Laws of record in Book 6643, page 950, Register's Office, Davidson County, Tennessee.

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

7.6327.

IDENTIFICATION REFERENCE

FEB 18 9 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 6 Thomas Jefferson Circle, 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 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 hand s this 14th day of February, 19 86

Kirby Clifton

Kirby Clifton

Pauline Clifton

Pauline Clifton

534

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 Kirby Clifton and wife, Pauline Clifton

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 14th day of February 1986

Commission expires 11-27-88

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

Kirby Clifton

TO

James R. Graves

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 _____

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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
			5[illegible]- [illegible]	
			15[illegible].74 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	130.24-

5034A02/13/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7632 IDENTIFICATION REFERENCE

FEB 18 9 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 219557