File Box #24

BOOK 6808 PAGE 18

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Sammy L Richards Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 7-9-88

(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
Sammy L. Richards, Jr. (NAME)	MLA, Inc. (NAME)	15DZ 32695
1507 Golf Street (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	MAP 72-4
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	PAR. 172

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, Wade S. Christian and wife, Cheryl A. Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammy L. Richards, Jr. and wife, Terry A. Richards, as tenants by the entirety.

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 the southerly 30 feet of the westerly part of Lot No. 9 and the northerly 40 feet of the westerly part of Lot No. 10, Block "A" on the Plan of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wade S. Christian by deed from Oleta B. Allen, a widow, of record in Book 5412, Page 317, Register's Office, Davidson County, Tennessee.

Cheryl A. Christian herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to sewers and/or storm drainage easement, temporary construction easement, and building setback line of record in Book 1130, Page 1, said Register's Office.

This conveyance is subject to a sewers and/or storm drainage easement of record in Book 4191, Page 427, Register's Office, Davidson County, Tennessee.

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

This is [ ] unimproved ( ) [x] improved (x) property, known as 1507 Golf Street, Nashville, TN. 37216
(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 17th day of March, 19 86

Wade S. Christian

Cheryl A. Christian

STATE OF TENNESSEE
Davidson County

BOOK 6808 PAGE 19

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade S. Christian and wife, Cheryl A. Christian

the bargainors, 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 17th day of March 1986.

Commission expires 7-9-89

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
Wade S. Christian
Cheryl A. Christian

TO
Sammy L. Richards, Jr.
Terry A. Richards

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

84426

IDENTIFICATION REFERENCE

MAR 19 2 37 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6808 PAGE 20

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

45000.CO- CAMT
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4668A03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84426

IDENTIFICATION REFERENCE

MAR 19 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228946