File Box #24

BOOK 6838 PAGE 749 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,600.00

Lee Millsap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: 7-9-87

(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
Georgia Smith (NAME)	MLA, Inc. (NAME)	23W 09620
1503 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	MAP 83-5
Nashville, TN. 37206 (CITY) (STATE) (P O ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	PAR. 428

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, Thomas Randolph Merrill and wife, Donna C. Merrill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia Smith and Lee Millsap, both unmarried, joint tenants with specific right of survivorship.

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 easterly 40 feet of Lot 11 and the westerly 20 feet of Lot No. 10 on the Map showing Olivia W. Sharpe's 2nd Addition to Nashville of record in Book 421, Page 176, Register's Office, Davidson County, Tennessee and further described according to a survey made by John Kohl dated March 13, 1986 as follows:

SAID parts of said lots front together 60 feet on the northerly side of Stratton Avenue and run back 155 feet more or less on the westerly line and 153 feet more or less on the easterly line to an alley in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Thomas R. Merrill and wife, Donna C. Merrill by deed from Margaret Merrill Hyde of record in Book 5924, Page 759, Register's Office, Davidson County, Tennessee.

Thomas R. Merrill and Thomas Randolph Merrill is one in the same person.

Donna C. Merrill executed this instrument on behalf of Thomas Randolph Merrill pursuant to a Power of Attorney which is being placed of record currently herewith.

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

Unimproved ( )
This is improved (X) property, known as 1503 Stratton Avenue, Nashville, TN. 37206
(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 hands this 24th day of April, 19 86

Thomas Randolph Merrill by Donna C. Merrill

Thomas Randolph Merrill

Donna C. Merrill

Donna C. Merrill

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 Donna C. Merrill

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 19 86.

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
Thomas Randolph Merrill

Donna C. Merrill

TO
Lee Millsap

Georgia Smith

IDENTIFICATION REFERENCE

94 8.97

APR 25 1 26 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 1986, before me personally appeared Donna C. Merrill, to me known to be the person who executed the foregoing instrument in behalf of Thomas Randolph Merrill acknowledged that she executed the same as the free act and deed of said Thomas Randolph Merrill.

Witness my hand and official seal at Nashville, Tennessee, the 24th day of April, 1986.

My Commission Expires: 7-9-89

Notary Public

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

76600.00- CAMT.
199.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 205.66-
7090A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94897

IDENTIFI REFERENCE

APR 25 1 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241084