Box 8 cg

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas Ray Nance and wife, Karen Ann Nance	MLA Inc.	Map 173-13
(NAME) 284 Penfield Drive	(NAME) 24315 Northwestern Highway	Parcel # 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	(STREET ADDRESS) Southfield, Michigan 48075	5DU-10663
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and 00/100---------- ---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged.

James A. Burns, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Ray Nance and wife, Karen Ann Nance

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 77 fronts 69.8 feet on the northerly side of Penfield Drive and extends back 153.8 feet on the easterly line and 155 feet on the westerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to James A. Burns and wife, Anna C. Burns by deed from James B. Burns and wife, Katharine N. Burns, of record in Book 6036, page 987, said Register's Office, and by deed from Anna C. Burns of record in Book 6430, page 423, both in said Register's Office.

Karen Ann Nance and Karen Nance are one and the same person.

25160

IDENTIFICATION REFERENCE

Jul 28 9 55 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 284 Penfield Drive (House Number) (Street)
Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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. Except 1986 taxes; Plan of record in Bk. 2900, pg. 126, Restr. Covenants in Bk. 3159, pg. 308

Whenever 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 July, 19 86

James A. Burns
James A. Burns

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named James A. Burns

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 86.

My commission expires 10/24/88 Notary Public Gail Pigg

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Karen A Pance

Sworn to and subscribed before me
this 24th day of July, 19 86.

My commission expires 10/24/88 Notary Public Gail Pigg

This instrument was prepared by:

Gail Pigg, Atty, 219 Second Ave. North, First Floor Suite, Nashville, Tn. 37201

Name Address

WARRANTY DEED

FROM James A. Burns

TO Thomas Ray Nance and wife, Karen Ann Nance

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

65000.00- CAMT.
182.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 181.50-
2618A07/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25160

IDENTIFICATION REFERENCE

JUL 28 9 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275877