THIS INSTRUMENT PREPARED BY:
Harold Reeves, Attorney
640 Spence Lane, Suite 218
Nashville, TN. 37217

File Box #24

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel A. Knight (NAME)	MLA, Inc. (NAME)	GO-20607
426 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	Map 34-5-A
Madison, TN. 37115 (CITY) (STATE) (ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	Par. 20

FOR AND IN CONSIDERATION of the sum of FIFTY-NINE THOUSAND NINE-HUNDRED AND 00/100---------- *Dollars,*

Kirby Clifton and wife, Pauline Clifton

have this day bargained and said, and do hereby transfer and convey unto the said Daniel A. Knight, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 20 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; By-Laws of record in Book 6643, Page 950; Articles of Incorporation of record in Book 6643, Page 966, Register's Office, Davidson County, Tennessee.

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

3541 5

IDENTIFICATION REFERENCE

AUG 26 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,900.00

Subscribed and sworn to before me this the 21st *day of* August *19* 86

Affiant

My commission expires: 4-19-87 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 426 Thomas Jefferson Circle, Madison, TN. 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21st *day of* August *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirby Clifton

Pauline Clifton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Kirby Clifton and wife, Pauline Clifton

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19* 86

Commission expires 4-19-87 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Kirby Clifton and wife, Pauline Clifton

TO
Daniel A. Knight, unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			59900.00 CAMT.	
			167.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 174.22-	
			4485A08/26/86 BAL .00	

3 5 4 5

IDENTIFICATION REFERENCE

Aug 26 1 39 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 287464