File Box 24

BOOK 6993 PAGE 216 FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Wayne S Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Kuldip Singh Tiwana (NAME)	MLA, Inc. Mortgagee (NAME)	135-1
313 Town Park Drive (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR. 29
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	02DU 08650

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, Shirley G. King Mow and husband, Randall Mow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kuldip Singh Tiwana and Wayne S. Estes, as tenants in common

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. 142 on the Plan of Town Park Estates of record in Book 3300, Pages 64 & 65, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Shirley G. King by deed from Charles King, Jr. of record in Book 6199, Page 286, Register's Office, Davidson County, Tennessee and by Will of Charles King, Jr., now deceased.

Shirley G. King and Shirley G. King Mow is one in the same person.

Randall Mow herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to restrictions of record in Book 3400, Page 120, and as amended in Book 3436, Page 43, said Register's Office.

This conveyance is subject to public utility & drainage easement, sanitary sewers and/or storm drainage easement, temporary construction easement and building setback line of record in Book 3300, Pages 64 & 65, said Register's Office.

Sanitary sewers and/or storm drainage easement and temporary construction easement of record in Book 4288, Page 210, said Register's Office.

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

unimproved ( ) *
This is improved ( ) property, known as 313 Town Park Drive, Nashville, TN. 37217
(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 my hand this 23rd day of September, 19 86

Shirley G. King Mow

Randall Mow

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 Shirley G. King Mow and Randall Mow

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 23rd day of September 1986

Commission expires 4-29-87

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) 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
Shirley G. King Mow
and Randall Mow

TO
Kuldip Singh Tiwana
Wayne S. Estes

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

7770 09/89-480.10- CHECK

47194

IDENTIFICATION REFERENCE

SEP 29 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

62000.00 CAMT.
173.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.10-2
7770A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7. 1 9 4

IDENTIFICATION REFERENCE

Sep 29 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300452