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FORM NO. WD-1

BOX 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-18-87

(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
Tony R. Phipps (NAME)	MLA, Inc. (NAME)	119-14-A
2929 Selena Drive, #D-56 (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR.56CO
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	06DA 35036

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, Metropolitan Federal Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Phipps, Elmer O. Phipps and Effie B. Phipps

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:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. D-56, in a Horizontal Property Regime as shown on the condominium site plan of Kingswood Kastle Condominiums, as of record in Book 5200, Page 233, and as amended in Book 5200, Page 520, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Union Financial Corporation, of record in Book 6830, Page 443, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Kingswood Kastle Condominiums of record in Book 5200, Page 233, and as amended in Book 5200, Page 520, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit

(SEE LEGAL CONTINUATION)

This is unimproved ( ) improved (X) property, known as 2929 Selena Drive, #D-56, Nashville, TN. 37211
(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 seised 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 31st day of October, 19 86

Metropolitan Federal Savings and Loan Association

X By: Edwin A Lyle
First Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edwin A. Lozier and _____ with whom I am personally acquainted and who upon (his oath) ~~(their oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the First Vice President and _____ respectively of the Metropolitan Federal Savings & Loan Association the within named bargainor, a corporation, and that (he) ~~(they)~~ as such First Vice President 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 Edwin A. Lozier as such First Vice President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 31st day of October 19 86

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Metropolitan Federal Savings and Loan Association

TO
Tony R. Phipps
~~Elmer O. Phipps~~
Effie B. Phipps

CONTINUATION OF LEGAL DESCRIPTION

owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5552, Page 732, and as amended in Book 6058, Page 320, said Register's Office.

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

5 9 8 5 1

IDENTIFICATION REFERENCE

Nov 4 11 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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
			39000.00-	CAPT.
			169.20	CRTAX
			.50	PRFEE
			6.00	WRTFEE
			CHECK	115.70-
			BIGDAI /84/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59851

IDENTIFT REFERENCE

Nov 4 11 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08232