FILE BOX 9

BOOK 7073 PAGE 474

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,890.20

Alan Kabinoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

MORTGAGEE: MLA, Inc.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Kabinoff, et ux (NAME)	MLA, Inc. (NAME)	Map 98-5
7439 Highway 70 S. #451 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 610 (STREET ADDRESS)	Parcels
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Southfield, MI 48037 (CITY) (STATE) (ZIP)	117 and 170

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, Jack R. Horner and wife, Sharon K. Horner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Kabinoff and wife, Laura Kabinoff

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:

LAND in Davidson County, Tennessee, being the lots numbered 18A and 18B on the plan of Zone Lot Division Lots 16 and 18 Hunter's Point Subdivision, recorded in Book 5200 at page 736 in the Register's Office for said County, as amended by the plan recorded in Book 6200 at page 185 in said Register's Office.

BEING the same property conveyed to Jack R. Horner by deed from George Margrave and wife, Sharmin J. Margrave recorded in Book 6305 at page 198 in said Register's Office.

THIS conveyance is made subject to restrictive covenants recorded in Book 3814 at page 736, Book 3897 at page 926, Book 6207 at page 609, Book 6256 at page 294, Book 6279 at page 741 and Book 6316 at page 508, all in said Register's Office, and the matters shown on said plans.

AS part of the consideration for this conveyance, Grantees assume and agree to pay the remainder of the indebtedness evidenced by the notes referenced in the deeds of trust recorded in Book 6757 at pages 593 (Lot No. 18B, Loan No. 4511-2) and 622 (Lot No. 18A, Loan No. 4510-4) according to the terms thereof. Jack R. Horner hereby assigns to Grantees the escrow accounts in connection therewith.

SHARON K. HORNER joins in the execution of this deed only for the purpose of conveying such marital rights as she may have in said property, if any.

This is unimproved ( ) improved (XX property, known as 5225(Lot No. 18A) & 5227(Lot NO. 18B) Dove Trail, Hermitage TN 37076
(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 hand s this 16th day of December, 1986

Jack R. Horner
Jack R. Horner

Sharon K. Horner
Sharon K. Horner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Jack R. Horner and wife, Sharon K. Horner

the bargainors, 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 16th day of December 19 86

Commission expires 11-1-87

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) (his oath) acknowledged (themselves) (himself) 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

Jack R. Horner and wife,

Sharon K. Horner

TO

Alan Kabinoff and wife,

Laura Kabinoff

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

RECEIVED FOR REFERENCE
DEC 18 11 24 AM '86
METROPOLITAN REGISTER

7 4 3 3 5

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
			97090.00- CAT.	
			274.12 STAX	
			.50 PRFE	
			6.00 MSE	
			CHK #	280.62-
8645A12/10/86			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.43 32

IDENTIFICATION REFERENCE

Dec 18 11 24 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 24387