BOOK 7096 PAGE 774 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

T. L. Baldassarre
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-9-89

(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
Thomas L. Baldassarre (NAME)	MLA, Inc. (Mortgagee) (NAME)	MAP 133-6
3699 Tibbs Drive (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR.259
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	06DA 56736

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, David W. Frey and wife, Nanalane Frey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Baldassarre, Kenneth Baldassarre and Lucille Baldassarre

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. 1 on the Plan of North Natchez Park, being the Resubdivision of Reserve Parcel No. 258 of record in Book 4300, Page 129, Register's Office, Davidson County, Tennessee and further described according to a survey by John Kohl dated December 23, 1986 as follows:

BEGINNING at an iron pin in the westerly margin of Tibbs Drive; thence South 01 degree 50 minutes 29 seconds West 159.87 feet to a concrete monument in the northeasterly margin of Natchez Court; thence with margin of said Court North 56 degrees 19 minutes 45 seconds West 24.14 feet to a concrete monument; thence North 26 degrees 25 minutes 31 seconds West 123.89 feet to a concrete monument; thence North 10 degrees 52 minutes 30 seconds West 19.66 feet to an iron pin at the common rear corner of Lots 1 & 2; thence with the line between said lots North 79 degrees 07 minutes 30 seconds East 85.61 feet to the point of beginning.

BEING the same property conveyed to David W. Frey, a single man by deed from Horace Andrews Birchett etux Martha Birchett of record in Book 4946, Page 437, Register's Office, Davidson County, Tennessee.

Nanalane Frey herein joins to convey any and all rights and interest she may have; especially her marital rights.

Billy M. Frey executed this instrument on behalf of David W. Frey and Nanalane Frey pursuant to a Power of Attorney which is being placed of record currently herewith.

This is unimproved ( ) improved (X) property, known as 3699 Tibbs Drive, 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 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 31st day of December, 19 86

X David W. Frey By Billy M. Frey
David W. Frey By: Billy M. Frey, Attorney in Fact

X Nanalane Frey By Billy M. Frey
Nanalane Frey By: Billy M. Frey, Attorney in Fact

E427

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7096 PAGE 775

(AFFIX SEAL)

Personally appeared before me, Billy M. Frey, Attorney in Fact for David W. Frey and Nanalane Frey
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the Attorney in Fact
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 31st day of December 19 86.

My Commission Expires 7-9-89

Notary Public

(AFFIX SEAL)

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____
the within named bargainor, a corporation, and that (he) as such _____
(they)
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
David W. Frey

Nanalane Frey

TO
Thomas L. Baldassarre
Kenneth Baldassarre
Lucille Baldassarre

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

CONTINUATION OF LEGAL DESCRIPTION

This conveyance is subject to public utilities & drainage easement and building setback line of record in Book 4300, Page 129, said Register's Office.

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

80366

IDENTIFICATION REFERENCE

JAN 6 10 06 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 776

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

560[illegible].00- CAPT.
156.00 CSTAX
.50 PRFE
6.00 WDS T
CHECK 163.00-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80366

IDENTIFICATION REFERENCE

JAN 6 10 06 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 31062