FILE BOX 30

BOOK 7763 PAGE 855

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 51,886.03

Subscribed and sworn to before me, this the 27 day of January 19 89

Affiant

Notary Public

My commission expires: July 13, 1991 (Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9R12909
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Erich T. Turner	MLA, Inc.
906 Due West Ave.	P.O. Box 441970
STREET ADDRESS	STREET ADDRESS
Madison, TN 37115	Detroit, MI 48244-1970
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jackie C. Seals and wife, Doris L. Seals

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Erich T. Turner and wife, Darrelyn Turner

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number Lot 23 and part of 24 on the Plan of Due West Valley Acres, not of record, property described in Deed Book 4156, page 225, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl and Co. dated July 7, 1983 as follows:

Beginning at a point in the northerly margin of Due West Avenue North, said point being 10 feet from the easterly margin of Lot No. 23; thence northerly 357.5 feet to a point; thence westerly 10 feet to a point; thence northerly 142.5 feet to a point; thence westerly 93.7 feet to a point; thence southerly 500 feet to a point, said point being the northerly margin of Due West Avenue North; thence 103.7 feet to the point of beginning.

Being all of the property conveyed to Jackie C. Seals and wife, Doris L. Seals by Deed of record in Book 6124 page 382, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of MLA, Inc., which the Grantee(s) hereby agree to assume and pay.

05920

IDENTIFICATION REFERENCE

FEB 1 2 40 PM '89

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

3517 02/01 0101 03CHECK 177.77

THIS IS IMPROVED PROPERTY KNOWN AS 906 Due West Ave., Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27 day of January 19 89

Jackie C. Seals

Doris L. Seals

Jackie C. Seals

Doris L. Seals

State of Tennessee
County of Davidson

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On this 27 day of January, 19 89, before me personally appeared Jackie C. Seals & Doris L. Seals to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public

Ruth M. Foran

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

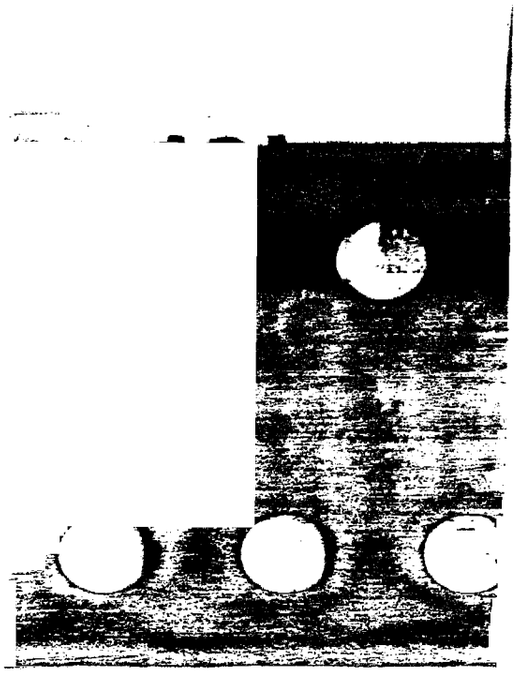
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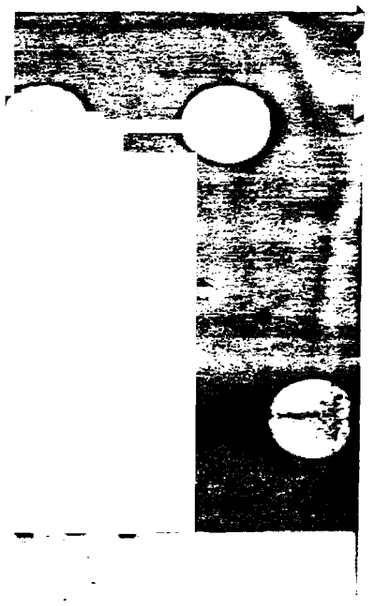
_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	51886.03
CON TX	171.27
PRFEE	0.50
WDEED	6.00
TOTAL	177.77
CHECK	177.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/89 01 14:40 0001 3517

05920

IDENTIFICATION REFERENCE

FEB 1 2 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178030