BOOK 7879 PAGE 497 File in Box # 4

FORM NO. WD-1
#89-6-17

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,766.85

Stanley Boyd Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1989.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Stanley Boyd Ballard (NAME)	MLA, Inc. (NAME)	Map Map 98-5
9213 APACHE TRAIL (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 441970 (STREET ADDRESS)	Parcel 170
Brentwood TN 37027 (CITY) (STATE) (P. O. ZIP)	Detroit, MI 48244-1970 (CITY) (STATE) (ZIP)	FB# 4D-91424

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, Alan Kabinoff and wife, Laura Kabinoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley Boyd Ballard

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 Lot No. 18B on the Plan of Zone Lot Division Lots 16 and 18 Hunter's Point Subdivision, of record in Book 5200, Page 736, as amended by the Plan of record in Book 6200, Page 185, Register's Office for said County.

BEING part of the same property conveyed to Alan Kabinoff and wife, Laura Kabinoff, by Deed from Jack R. Horner and wife, Sharon K. Horner, of record in Book 7073, Page 474, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 3814, Page 736, Book 3897, Page 926, Book 6207, Page 609, Book 6256, Page 294, Book 6279, Page 741, Book 6316, Page 508, and Book 6200, Page 185, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on certain Note executed by Jack R. Horner and wife, Sherry Horner to Capitol Mortgage Corporation in the original principal amount of $45,153.00, of record in Book 6757, Page 593, Register's Office for Davidson County, Tennessee.
Assigned to MLA, Inc., by instrument not of record.

6006.

JUN 30 4 08 PM '89
ENTERED
REGISTER

0965 06/30 0101 03CHECK 160.94

unimproved ( )
This is improved (XX) property, known as 5227 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 their hand s this 30th day of June, 1989

Alan Kabinoff

Laura Kabinoff

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Alan Kabinoff and wife, Laura Kabinoff

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

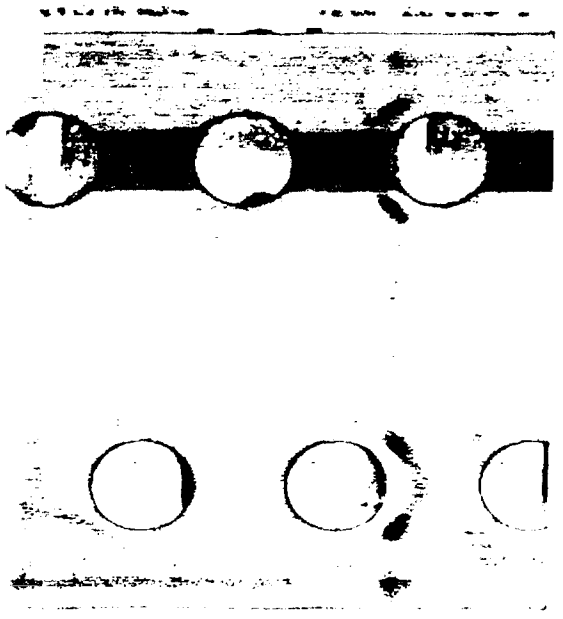
FROM

Alan Kabinoff and wife, Laura Kabinoff

TO

Stanley Boyd Ballard

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201



OFFICIAL RECEIPT

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

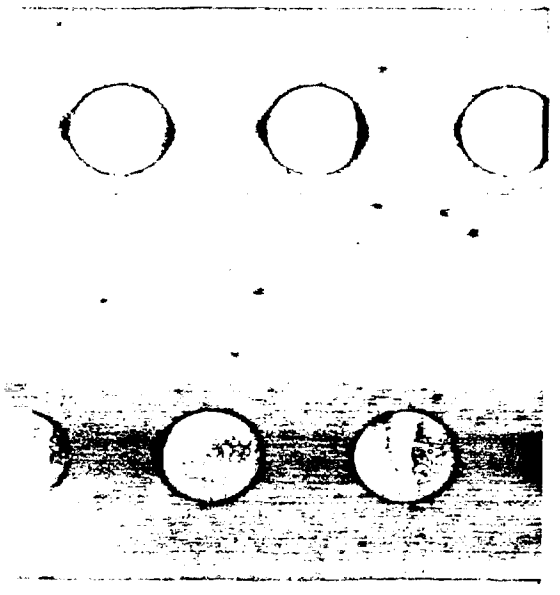
RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 499

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
				CAPT 46766.85
				CON TX 154.44
				PRFEE 0.50
				MTGEED 6.00
				TOTAL 160.94
				CHECK 160.94
06/30/89	01			[illegible]



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46006

IDENTIFICATION REFERENCE

Jun 30 4 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225136