FILE NO. 27096 FILE BOX "7"

BOOK 8107 PAGE 666 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,696.94

Dwain R. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF MAY, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWAIN R. JACKSON	MLA, INC. c/o MIAMI VALLEY BANK	2D-74467
(NAME) 712 Bayswater Circle	(NAME) 24275 Northwestern Highway	149-2-A-15
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN. 37013	(STREET ADDRESS) Southfield, Michigan 48075	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, STEPHEN A. SEWELL and wife, NINA C. SEWELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAIN R. JACKSON, an Unmarried Person,

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. 15, Picadilly Square, Phase 1, as of record in Book 5200, Page 720-2, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Stephen A. Sewell, unmarried, by deed from Genice H. Nevill of record in Book 7274, Page 496, Register's Office for Davidson County, Tennessee. The said Nina C. Sewell, wife of Stephen A. Sewell joins in this conveyance for whatever right, title and interest she might have in said property by right of the marital law.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CAPITOL MORTGAGE CORPORATION, of record in Book 6753, Page 378, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH MLA, INC., c/o MIAMI VALLEY BANK.

This is (unimproved ( ) improved (XX) property, known as 712 Bayswater Circle, Antioch, Tennessee 37013
(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 1st day of May, 19 90

STEPHEN A. SEWELL

NINA C. SEWELL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHEN A. SEWELL and wife, NINA C. SEWELL

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 1st day of May, 1990.

Commission Expires 11-21-92

James L. Davis
Notary Public

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 _____

25727

IDENTIFICATION

MAY 11 1 51 PM '90

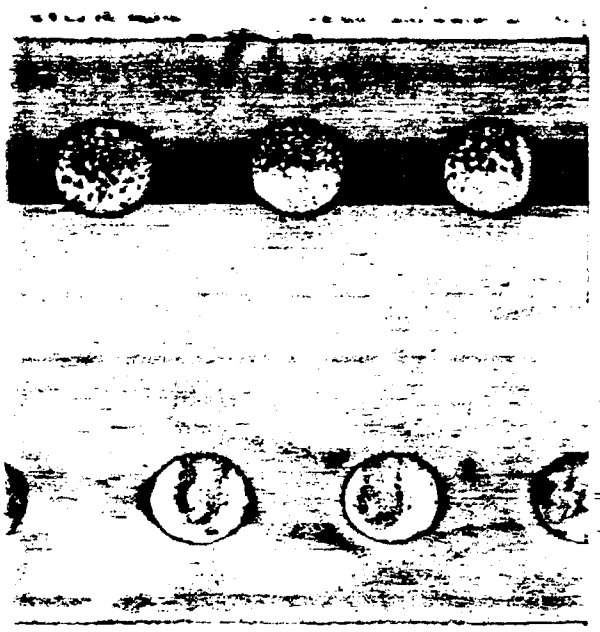
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

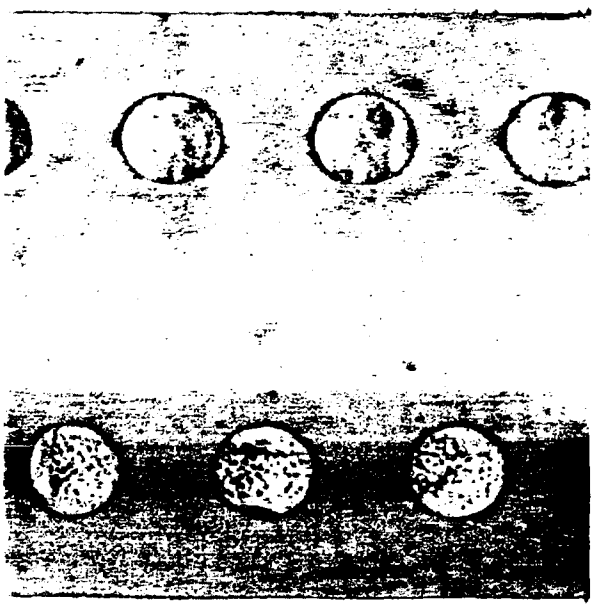
WARRANTY DEED

FROM

TO

1933 35711 0101 03DEEDK 260.11





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

RECEIVED OF _____

FOR _____

BOOK 8107 PAGE 668

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

CAMT	76696.94
CON TX	253.11
PRFEE	1.00
MTEED	6.00
TOTAL	260.11
CHECK	260.11

05/11/90 01 13:53 0001 0953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25727

IDENTIFI REFERENCE

MAY 11 1 51 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318413