BOOK 9515 PG 75 Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,855.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF ~~October~~ November 19 94

Notary Public

MY COMMISSION EXPIRES: 5-31-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Stevens (NAME)	MLA, Inc. (NAME)	MAP 86-16
951 Giant OAK DR (ADDRESS)	24370 Northwestern Highway (ADDRESS)	PARCEL 64
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	

FOR AND 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, Betty J. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Stevens and wife, Irene B. Stevens

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. 49 on the plan of Central Valley, of record in Book 5800, page 71, Register's Office for said County.

Said Lot No. 49 fronts 70.00 feet on the northerly margin of Central Valley Drive and extends back 120.00 feet on the westerly line and 121.96 feet on the easterly line to a dead line in the rear, measuring 62.44 feet thereon.

Being the same property conveyed to Betty J. Beard by deed from Wanda J. Williams of record in Book 7893, page 944, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5903, page 656, said Register's Office.

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

The legal description is the same as the previous deed of record.

Grantees herein agree to assume the balance of an indebtedness to Capitol Mortgage Corporation and assigned to MLA, Inc. secured by a Deed of Trust of record in Book 7245, page 188, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 4321 Central Valley Drive, 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 my hand 1 this 1st day of ~~October~~ November 19 94

Betty J. Beard

Betty J. Beard

STATE OF TENNESSEE

BOOK 9515 PG 76

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Beard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~October~~ Nov., 19 94

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE

COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

94 NOV -8 PM 12:28

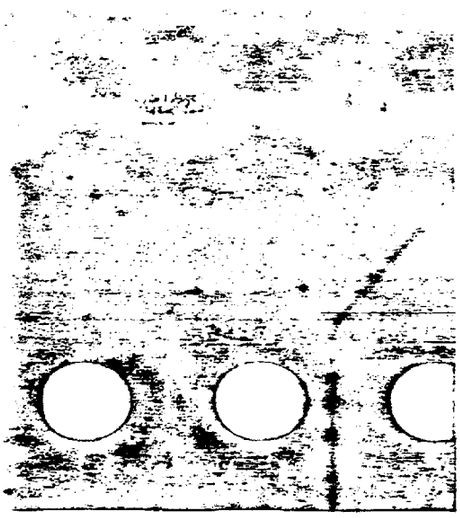
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

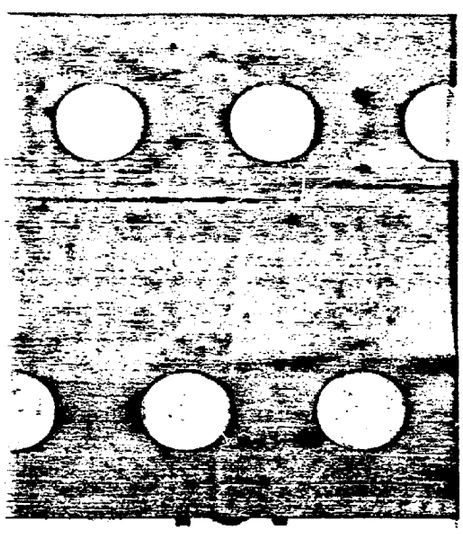
IDENTIFY REFERENCE

07159

5924 11/08 0101 03CHECK

215.83





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

RECEIVED OF _____

FOR _____

BOOK 9515 PG 77

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	55855.16
CON TX	206.83
PRFEE	1.00
WDEED	8.00
TOTAL	215.83
CHECK	215.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/94 01 12:27 0001 5924

07159
IDENTIF. ↑ REFERENCE

94 NOV -8 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852193