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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Cecil E Ward Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1980.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Buchanan (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	131-4
1115 Woodvale Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	150
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	16DA 16516

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, Cecil Ernest Ward, Jr., Jack Anderson Ward, Sarah Evelyn Ward Casey and Shirley Ann Ward Cartwright, the heirs-at-law of Cecil E. Ward,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Buchanan and wife, Gladys E. Buchanan

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. 7, Block No. 20, on the plan of College Park, of record in Book 843, page 29, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the southerly margin of Woodvale Drive and extends back between parallel lines, 163 feet to a dead line.

BEING the same property conveyed to Cecil E. Ward and wife, Hilda M. Ward by deed from Charles K. Newsom and wife, Jo B. Newsom, of record in Book 3347, page 303, said Register's Office. Hilda M. Ward subsequently died. Cecil E. Ward has since died.

This is unimproved (X) improved ( ) property, known as 1115 Woodvale Drive (House Number) (Street) Nashville, TN 37204 (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 7th day of November, 1980

Cecil E Ward Jr
Cecil Ernest Ward, Jr.

X Jack Anderson Ward
Jack Anderson Ward

Sarah Evelyn Ward Casey
Sarah Evelyn Ward Casey

X Shirley Ann Ward Cartwright
Shirley Ann Ward Cartwright

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Ernest Ward, Jr., Sarah Evelyn Ward Casey and Shirley Ann Ward Cartwright

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of November 19 80

Commission expires 1-22-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 THE HEIRS AT LAW OF CECIL E. WARD

TO John P. Buchanan

516 1/16 135.20- CHECK

G 18011

IDENTIF. REFERENCE

Nov 18 2 42 PM '80

REGISTER DAVIDSON COUNTY, TENN.

return to: jc row 1, box 8

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF OKLAHOMA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Anderson Ward, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tulsa, Oklahoma, this the 7th day of November, 1980.

Johnnie K. Peavey
NOTARY PUBLIC

KAY PEAVEY NOTARY PUBLIC TULSA COUNTY OKLAHOMA

My Commission expires: 7-31-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			45507.00-	CO
			128.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	135.20-
5187	A	11/18/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 18011 E

IDENTIF. REFERENCE

Nov 18 2 42 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 792622