ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MICHAEL R. KROEGER et ux (NAME)	METROPOLITAN MORTGAGE FUND, INC. (NAME)	142-11-133
7218 Willow Creek Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	9D-24765
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	Alexandria, Virginia 22314 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- ---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

EVANS G. FINE and wife, JO ANN FINE,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL R. KROEGER and wife, KAREN KROEGER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Valley West, Section IV, as of record in Book 3842, page 163, Register's Office for said County.

Said Lot No. 113 fronts 127.46 feet on the westerly margin of Willow Creek Drive, and extends back 200.0 feet on the northerly line, and a total distance of 209.02 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 74.38 feet.

Being all the same property conveyed to Evans G. Fine and wife, Jo Ann Fine by deed from Roy R. Bowman and wife, Janet H. Bowman of record in Book 5106, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3872, page 59; and to the limitations shown on the Plan of record in Book 3842, page 163, Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

This is improved (XX) property, known as 7218 Willow Creek Drive, Nashville, TN 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13th day of February, 19 81

EVANS G. FINE

Jo Ann Fine
JO ANN FINE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5710 PAGE 954

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVANS G. FINE and wife, JO ANN FINE

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 13th day of February, 19 81

My commission expires 4/22/84 Notary Public Barbara McGee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael R. Kroeger

Sworn to and subscribed before me
this 13th day of February, 19 81

My commission expires 4/22/84 Notary Public Barbara McGee

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name | Address

RUSH

31 02/17 183.30- CHECK
WARRANTY DEED

FROM
EVANS G. FINE and wife,
JO ANN FINE

TO
MICHAEL R. KROEGER and wife,
KAREN KROEGER

G 29450

IDENTIF. REFERENCE

FEB 17 9 22 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5710 PAGE 955

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
			68000.00- CO	
			176.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.30-
0031	A02/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 9 4 5 0

IDENTIF. REFERENCE

FEB 17 9 22 AM '81

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

No. 806913