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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 $ _____

$59,484.18 Randall J. McMillion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 81.

Jane W. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall J. McMillion and Rhonda L. Merryman (NAME)	Mortgage Associates, Inc. (NAME)	128-10
7932 Stallion Drive (STREET ADDRESS OR ROUTE NUMBER)	125 East Wells St. (STREET ADDRESS)	Par. 25
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Milwaukee, Wisconsin 53202 (CITY) (STATE) (ZIP)	9D 57457

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, James F. Madison and wife, Mable E. Madison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall J. McMillion and Rhonda L. Merryman, as tenants by the entirety with right of survivorship

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:

BEING Lot No. 72 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James F. Madison and wife, Mabel E. Madison by deed from Danny M. Morgan and wife, Theresa R. Morgan of record in Book 5651, page 499, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars($10.00)cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 10, 1980, and filed for Record September 16, 1981, in the office of the recorded of Deeds of Davidson County, Tennessee, in Book 5651, page 502, and note of even date thereby secured, in the original principal amount of $54,250.00, payable to Mortgage Associates, Inc. (formerly to Metropolitan Mortgage Fund) which debt the grantees hereby assume and agree to pay as part payment of the purchase price. The grantees hereby assume the obligations of James F. Madison and wife, Mabel E. Madison under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

Mable E. Madison and Mabel E. Madison are one and the same person

Restrictive Covenants of record in Book 4265, page 777 and easements of record in Book 4175, page 30, said Register's Office. Amendment to Restrictive Covenants of record in Book 4379, page 833, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 7932 Stallion Drive Nashville, Tn. 37221
(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 13th day of March, 19 81

James F. Madison

Mable E. Madison

James F. Madison

Mable E. Madison

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Madison and wife, Mable E. Madison

the bargainors, 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 March 19 81

Commission expires 7/19/81

Notary Public

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

G 3 3 3 4 2

WARRANTY DEED

FROM

James F. Madison and wife,

Mabel E. Madison

TO

Randall J. McMillion and

Rhonda L. Merryman

IDENTIF. REFERENCE

MAR 16 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

5118 03/16 161.20- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

59484.18- CO
154.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 161.20-
5118A03/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 3 3 4 2

IDENTIF. REFERENCE

MAR 16 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811822