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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 $ _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 1981

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
UTLEY, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Leonard Jones (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	MAP 93-3
2209 Carter Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	PARCEL 241
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Alexandria, Va. 22314 (CITY) (STATE) (ZIP)	15DA-39078

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, Gerald Young Smith et ux Eleanor Jean Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Leonard Jones et ux Carrie F. Jones

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 the easterly 50 feet of Lot No. 45 and the westerly 5 feet of Lot No. 44 on the plan of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Book 161, page 153, Register's Office for said County.

SAID property fronts together 55 feet on the southerly margin of Carter Avenue, formerly Carter Street, and extends back 166.5 feet, more or less, on the easterly line, (erroneously referred as 166.4 feet in a previous conveyance) and 165.75 feet on the westerly line to an abandoned alley in the rear measuring 55 feet thereon.

BEING the same property conveyed to Gerald Young Smith and wife, Eleanor Jean Smith by deed from Robert Conner Totty and wife, Nissie Spence Totty of record in Book 5062, page 673, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2209 Carter Avenue (House Number) (Street) Nashville, Tenn. 37206 (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 this 19TH day of MARCH, 19 81

Witness to Mark: Gerald Young (HIS (X) MARK) Smith — Eleanor Jean Smith

Witness

Witness

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 Gerald Young Smith et ux Eleanor Jean Smith

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 19TH day of MARCH, 19 81

Commission expires 1-18-82

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

WARRANTY DEED

FROM
Gerald Young Smith

TO
Charles Leonard Jones

G 34063

IDENTIF. REFERENCE

MAR 20 3 22 PM '81

FELIX A. ROBERTSON III REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (cg)

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

053 03/20 105.30- 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

38000.00- CO
98.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 105.30-
6053A03/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G34063

IDENTIF. REFERENCE

MAR 20 3 22 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 812710