File Box 96

WARRANTY DEED

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(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry D. Drake, Sr.	Metropolitan Mortgage Fund, Inc.	
Route 1, (NAME) Box 160 Manning Hollow Road	(NAME) 500 Montgomery Street	9D 16465
(STREET ADDRESS OR ROUTE NUMBER) Pegram, TN 37143	(STREET ADDRESS) Alexandria, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC., hereinafter called Grantor,

has bargained and sold, and does hereby transfer and convey unto the said
Larry D. Drake, Sr. and wife, Emily A. Drake, hereinafter called Grantees, their ~~successors~~ *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:*

TRACT I:
Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or lot No. 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Grantors from said Travis and Lewis Land Company by deed dated May 14, 1957, and of record in Book 2647, page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Roy W. Evans and wife, by Grantors herein by deed dated June 2, 1960 (Book 3074, page 192) and reclaimed from them by foreclosure proceedings, as set out in Trustees Deed of Claude Callicott, Trustee, dated February 26, 1962 (Book 3343, page 342). Notwithstanding obvious

(Description continued on Exhibit A, consisting of 1 page, attached hereto and made a part hereof)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 6th day of April 19 81

Affiant Larry D. Drake, Sr.

My commission expires July 24, 1984 (Affix Seal)

Notary Public Thomas D. Gupton

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for unpaid real estate taxes.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* on *this* 6th *day of* April, 19 81, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Associates Financial Services Company of Tennessee, Inc.

By _____

Vice President

9059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn Wilcox, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 6th day of April, 19 81.

Mary J. Bayird
Notary Public

Commission expires 1-25-81

WARRANTY DEED

FROM
ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

TO
Larry D. Drake, Sr. and wife,

Emily A. Drake

Prepared by:

D. W. McMackin
Attorney at Law
2115 One Commerce Place
Nashville, TN 37239

Attorneys TITLE COMPANY
STAHLMAN BUILDING

EXHIBIT A to Warranty Deed from
Associates Financial Services Company of Tennessee, Inc.
to Larry D. Drake, Sr. and wife, Emily A. Drake,
dated April 6, 1981

errors in the descriptions contained in said deeds of conveyance, a correct description of the tract herein conveyed is taken from a resurvey of said Tract or Lot made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1981, as follows:

Beginning at an iron pin in the southerly margin of Manning Hollow Road, this being the Northwesterly corner of said lot, and now designated as No. 26, Manning Hollow Road, Pegram, Tennessee, Zip Code 37143, thence generally in a Southerly direction 1290 feet more or less, to an iron pin or concrete monument, this being the Southwesterly corner, thence in a Southeasterly direction (S. 59 deg. 19' E.) 232 feet, more or less to an iron pin or concrete monument in the Southeasterly corner; thence generally in a northerly direction 1300 feet, more or less to an iron pin or monument in the Southerly margin of Manning Hollow Road, thence with the Southerly margin of said road North 57 deg. 15' West 95.9 feet, North 61 deg. 15' West 100 feet and North 69 deg. 15' West 13.1 feet, to the point of beginning.

Excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Grantees herein by deed from said H. H. Loftis and wife, dated May 25, 1966, of record in Book 4020, page 697, of the Register's Office of Davidson County, Tennessee.

TRACT II:
Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 4 in Travis and Lewis Land Company's Subdivision of small farms, not of record, described partly according to a survey made by John M. Sullivan, Engineer, May 11, 1957 as follows:

Beginning on the southerly margin of Manning Hollow Road at the corner of Tracts Nos. 3 and 4, being the northeast corner of the property conveyed to J. W. Hunter and wife, thence with the line between Tracts 3 and 4, southerly 605 feet; thence easterly 110 feet; thence northerly 595 feet to the southerly margin of Manning Hollow Road; thence with the same westerly 105 feet to the beginning.

Being the same property conveyed to Associates Financial Services Company of Tennessee, Inc. by deed from Howell B. Loftis and wife, Gladys Byron Loftis, of record in Book 5694, page 67, Register's Office, Davidson County, Tennessee.

Associates Financial Services
Company of Tennessee, Inc.

By _____
Vice President

IDENTIF. REFERENCE
APR 8 9 11 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

236488

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFE	
			9.00 WDE.D	
			CHECK 100.50-	
9058A04/08/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3364888

T

IDENTIF. REFERENCE

APR 8 9 11 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815593