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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 $ 28,000.00

Mark A. Beirnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 19 81

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Beirnes (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	MAP 91-10
5514 Winn Avenue (STREET ADDRESS OR ROUTE NUMBER)	300 Montgomery Street (STREET ADDRESS)	PARCEL 55
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Alexandria, Virginia-22314 (CITY) (STATE) (ZIP)	12W 08258

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, Estate of Lucille B. Hix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Beirnes and wife Cindy Y. Beirnes

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. 86 on the Plan of Urbandale, Section 1, as of record in Book 1835, page 45, Register's Office for said County, described as follows:

Beginning on the northerly margin of Winn Avenue at the corner of lots Nos. 85 and 86; thence with the line between said lots northwardly 130 feet to the southerly line of lot No. 91; thence with the line between lots Nos. 86 and 91 eastwardly 25.9 feet to the corner of lots Nos. 86,88,89, and 91; thence with the line between lots Nos. 86 and 88 southeastwardly 64.9 feet to the corner of lots Nos. 87, and 88 and the east line of lot No. 85; thence with the line between lots Nos. 85 and 87 southwardly 75 feet to the northerly margin of Winn Avenue; thence with the northerly margin of same westwardly 56 feet to the beginning.

BEING the same property conveyed to R.M. Hix Sr. and wife Lucille B. Hix, by deed from Tennessee Construction & Development Co. of record in Book 1972, page 359, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5514 Winn Avenue (House Number) (Street) Nashville, TN 37209 (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 my hand this 7TH day of APRIL, 19 81

Robert Hamsteele

Estate of Lucille B. Hix

Henry E. Leavitt

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 ROBERT HORACE STEELE and VERNEY E. BOYETT, as executors of Estate of Lucille B. Hix, being authorized so to do 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 7TH day of APRIL, 1981

Commission expires 10/17/82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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 Estate of Lucille B. Hix

TO Mark A. Beirnes

G 37-137

T

IDENTIF. REFERENCE

APR 13 1 49 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CHECK

04/13 22.30-

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5732 PAGE 96

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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
			9893A04/13/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 7 1 3 7

IDENTIF. REFERENCE

APR 13 1 49 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816402