FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 81.

Notary Public

MY COMMISSION EXPIRES: Jan. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Baker, 618 United American Bank Building, Nashville, TN, 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Arthur Phillips (NAME) | Metropolitan Mortgage Fund, Inc. (NAME) | 118-1 |
| 1009 Paris Avenue (STREET ADDRESS OR ROUTE NUMBER) | 500 Montgomery Street (STREET ADDRESS) | 244 |
| Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP) | Alexandria, VA 22314 (CITY) (STATE) (ZIP) | 22W-13465 |

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, ROBBIE L. ADGENT and NANCY A. RUSSELL, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM ARTHUR PHILLIPS

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 Map of Dr. L. G. Noel's 2nd Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office of said County.

Said Lot No. 86 fronts 50 feet on the southerly side of Paris Avenue, formerly Pope Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robbie L. Adgent and Nancy A. Russell, both unmarried, by Deed from Nashville Restoration Consultants, Inc., a Tennessee corporation, of record in Book 5706, Page 244, Register's Office for Davidson County, Tennessee.

Grantee herein expressly agrees to assume the indebtedness incurred by the Grantors herein, which indebtedness is secured by a certain Deed of Trust of record in Book 5706, Page 247, Register's Office for Davidson County, Tennessee, to secure the original principal sum of FORTY NINE THOUSAND AND 00/100 ($49,000.00) DOLLARS, payable to Metropolitan Mortgage Fund, Inc.

This is improved (XX) unimproved ( ) property, known as 1009 Paris Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37204 (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 21st day of April, 1981

Nancy A. Russell

Robbie L. Adgent by Nancy A. Russell Attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, M. Eddie Montgomery, a Notary Public in and for said County and State, the within named Nancy A. Russell and Nancy A. Russell, attorney in fact for Robbie L. Adgent

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1981.

Commission expires Jan. 15, 1983

M. Eddie Montgomery
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
ROBBIE L. ADGENT and

NANCY A. RUSSELL

TO
WILLIAM ARTHUR PHILLIPS

G 3.8.7 5 1

mail

IDENTIF. REFERENCE

APR 24 9 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1912 04/24 162.50- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 60.00- | CO |
| | | | 156.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | MDEED |
| | | | CHECK | 162.50- |
| 1912A04/24/81 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3.38751

T
IDENTIF. REFERENCE

APR 24 9 47 AM '81

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

**No.** 818335