FORM NO. WD-1

BOOK 5745 PAGE 921

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 81.

_____
Notary Public

MY COMMISSION EXPIRES: January 21, 1985
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Grooms (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	103-4
133-44th Avenue, No. (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	446
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	25W04215

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, Patrick Stephen O'Brien, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Grooms, unmarried,

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. 2 on the Resubdivision of Lot 1 and the East 10' of Lot 2 of Block 13, Sylvan Park, of record in Book 5190, Page 498, said Register's Office, to which Plan reference is made for a more complete description.

Being part of the same property conveyed to Patrick Stephen O'Brien, unmarried, by deed from James A. Demonbreun, Executor for the estate of Daisy Hickman Thompson, of record in Book 5389, Page 375, said Register's Office.

unimproved ( )
This is improved (X) property, known as 133 - 44th Avenue, North, Nashville, TN 37209
(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 my hand this 13th day of May, 19 81

X Patrick Stephen O'Brien

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, N. Eddie Montgomery, a Notary Public in and for said County and State, the within named Patrick Stephen O'Brien

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 1981.

Commission expires January 15, 1983

N. 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
PATRICK STEPHEN O'BRIEN, unmarried

TO
WALTER GROOMS, unmarried

G. 4, 2 0. 9 3

IDENTIF. REFERENCE

MAY 15 2 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

05/15 54.50- CHECK

807

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

30000.00- CO
78.00 CO TX
.50 PRFEE
6.00 MORTG
CHECK 34.50-
607/A05/15/81 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4,2093

IDENTIF. REFERENCE

MAY 15 2 38 PM '81

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

No. 822353