FORM NO. WD-1

BOOK 5752 PAGE 261

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

33,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 19 81.

_____ Notary Public

MY COMMISSION EXPIRES: _____

(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
Clinton Goodman (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	MAP 72-7
2339 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	PAR 261
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Alexandria, Virginia-22314 (CITY) (STATE) (ZIP)	15DZ-31850

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, Vernon R. Blair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clinton Goodman and wife Sammie L. Goodman

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:

SEE ATTACHED SCHEDULE A FOR LEGAL DESCRIPTION.

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

Being the same property conveyed to Vernon R. Blair by deed from Thomas H. Tomes, Jr. and wife, Reba Mai Tomes, of record in Book 1784, page 905, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

JUN 2 2 46 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

64409

This is unimproved ( ) improved (X) property, known as 2339 Riverside Drive (House Number) (Street) Nashville, TN 37216 (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 1ST day of JUNE, 19 81

Vernon R. Blair

Vernon R. Blair By Ewing Dudley Attorney in fact.

STATE OF TENNESSEE
Davidson County

BOOK 5752 PAGE 262

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon R. Blair by & through his actual attorney-in-fact, who, being authorized to so act, executed the foregoing as the free act of Vernon R. Blair 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 1ST day of JUNE 19 81.

Commission expires 4-17-83

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

Vernon R. Blair

TO

Clinton Goodman

SATURN & MAZER, ATTORNEYS
20th Floor, 1st American Center
Nashville, Tennessee - 37238

Schedule A

LAND in Davidson County, Tennessee, being Lots Nos. 56,57, and 58 of Block "D" on the map of the subdivision of R.M. Dudley's 30-acre tract, not of record, described according to a survey made by W.B. Southgate, September ____, 1935, as follows: Beginning on the southeasterly margin of Riverside Boulevard at the corner of lots Nos. 55 and 56; thence with the line between said two lots, southeastwardly 242 feet to the northwesterly margin of an alley; thence with said alley, southwestwardly 300 feet to the corner of lots Nos. 58 and 59; thence with the line between said two lots, northwestwardly 176 feet to the southeasterly margin of said Boulevard; thence with same, northeastwardly 150 feet to the beginning.

Included in the above description but excluded from the property herein conveyed is that portion convey-d to Lake Park Development Company, of record in Book 3925, Page 82, said Register's Office, and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 58 and the easterly half of Lot No. 57, of Block "D" on the Map of the Subdivision of R.M. Dudley's 30 acre tract, not of record, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated December 19, 1963, and revised December 23, 1963, as follows:

BEGINNING at an iron pin in the southeasterly margin of Riverside Drive, same being the common corner of lots Nos. 58 and 59; thence with the line between said lots, southeastwardly 176.0 feet to an iron pin in the northwesterly margin of a 15 foot alley; thence with said margin of said alley, northeastwardly 150.0 feet to an iron pin; thence northwestwardly 183.9 feet to an iron pin in the southeasterly margin of said Riverside Drive; thence curving slightly with said margin, southwestwardly 75.0 feet to the beginning.

BEING part of the same property conveyed to Vernon R. Blair by deed from Thomas H. Tomes, Jr., et ux Reba Mai Tomes of record in Book 1784, Page 505, Register's Office for Davidson County, Tennessee.

8C99 06/02 96.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5752 PAGE 264

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
			33500.00-	CO
			87.10	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	96.60-
			8899A06/02/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.44409

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IDENTIF. REFERENCE

JUN 2 2 46 PM '81

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

No. 825077