# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Nashville, Tennessee 37027

BOOK 5934 PAGE 996

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Metropolitan Housing, Ltd. (NAME) | Lomas & Nettleton Mtg. Co. (NAME) | 162-10 |
| Suite 232-B<br>3813 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 62923 (STREET ADDRESS) | 18 |
| Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Va 23462 (CITY) (STATE) (ZIP) | 5DU-60375 |

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, CLARE CANDIDA SMITH, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO METROPOLITAN HOUSING, LTD., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 18 on the Plan of Brookview Estates, Section 1, as of record in Plat Book 4460, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clare Candida Smith by deed from Michael J. Ross, Jr., and wife, Patricia J. Ross, as of record in Book 5665, page 379, said Register's Office

This conveyance is made subject to (1) 1982 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 4636, page 317; (3) Deed of Trust of record in Book 5234, page 229; (4) Vendor's lien retained in the deed of record in Book 5665, page 379; and (5) All matters appearing on the plan of record in Book 4460, page 103, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 505 Janice Drive Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of September, 1982.

Clare Candida Smith

CLARE CANDIDA SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARE CANDIDA SMITH

the bargainor S, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 7th day of September, 19 82.

My commission expires January 20, 1985 Notary Public George E. Mudter, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~51,272.16~~ 54,048.66

D. L. Johnson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 19 82.

MY COMMISSION EXPIRES: January 20, 1985 (AFFIX SEAL) George E. Mudter, Jr. Notary Public

H 0 7 6 1 2

IDENTIF. REFERENCE

SEP 8 3 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM CLARE CANDIDA SMITH

TO METROPOLITAN HOUSING, LTD.

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

FILE BOX 38

7755 09/08 145.90- CHECK

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

RECEIVED OF _____ BOOK 5934 PAGE 998

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 54048.66- CO | |
| | | | 140.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 146.90- |
| 7756A09/06/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H: 0 7 6 1 2

IDENTIF. REFERENCE

SEP 8 3 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 923970

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