# WARRANTY DEED

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

BOOK 5972 PAGE 364

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Metropolitan Housing, Ltd. (NAME) | Wachovia Mortgage Company (NAME) | 119-1 |
| Suite 232-B<br>3813 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3174 (STREET ADDRESS) | 340 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | Winston-Salem, N. C. 27102 (CITY) (STATE) (ZIP) | 6DA-15527 |

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, BILLY D. SPEARS, JR. and wife ATHENA V. SPEARS

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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Barbara Heights, Section 2, as of record in Plat Book 3842, page 270, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy D. Spears, Jr., and wife, Athena V. Spears by deed from Joe Dobbs and wife, Buena M. Dobbs of record in Book 5103, page 945, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 5029, page 866; (3) All matters appearing on the Plan of record in Plat Book 3842, page 270; and (4) Deed of Trust of record in Book 5103, page 947, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 114 Oriel Street Nashville, Tennessee 37211

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 30th day of November, 19 82

Billy D. Spears Jr.
BILLY D. SPEARS, JR.

Athena V. Spears
ATHENA V. SPEARS

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 BILLY D. SPEARS, JR., and wife, ATHENA V. SPEARS, 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 30th day of November, 19 82.

My commission expires 1-20-85 Notary Public

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 _____

H 19878

IDENTIF. REFERENCE

DEC 2 11 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,432.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 82.

MY COMMISSION EXPIRES: 4-17-83
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BILLY D. SPEARS, JR. and wife,

ATHENA V. SPEARS

TO

METROPOLITAN HOUSING, LTD.

File Box 38

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

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

RECEIVED OF _____ BOOK 5972 PAGE 366

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 |
|---|---|---|---|---|
| | | | 33432.54- CO | |
| | | | 86.84 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 93.34- |
| 3167A12/02/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 8 7 8

IDENTIF. REFERENCE

DEC 2 11 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913524