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B4A

BOOK 6045 PAGE 633 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April 1983.

Notary Public

MY COMMISSION EXPIRES: 10-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Elizabeth W. McDow, 230 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHEARON-ROLLING RIVER, a Tennessee joint venture	Same	9D 68188
% Metropolitan Federal S & L (NAME)	(NAME)	9D 68061
230 4th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D 68068
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	map 141-11-A par 33-17 & 24

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, Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings and Loan Association of Nashville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shearon-Rolling River, a Tennessee joint venture composed of Union Financial Corporation and David Shearon Builders, Inc.

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 Lots Nos. 173, 326 and 337 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, Pages 184 and 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Home Federal Savings & Loan Association of Nashville, now Metropolitan Federal Savings and Loan Association, successor by merger, by quitclaim deed from Poplar Creek Corporation, of record in Book 5126, Page 556, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1983 and subsequent years.
2. Restrictive covenants contained in an instrument of record in Book 4788, Page 960, as amended by instrument of record in Book 4871, Page 640, and made applicable to Phase IV by instrument of record in Book 5463, Page 238, in the Davidson County, Tennessee Register's Office.
3. The Plan of record in Book 5200, Pages 184 and 185, said Register's Office, shows an owner's certificate, certain minimum building setback lines and certain easements.
4. Declaration of covenants, conditions and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 4892, Page 689, and made applicable to Phase IV by instrument of record in Book 5463, Page 238, Register's Office for said County.
5. By-Laws of Rolling River Estates, Inc., of record in Book 4892, Page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, Page 238, said Register's Office.

This is unimproved (X) improved ( ) property, known as _____ (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 its hand this 25th day of April, 1983

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick

Harold W. Fitzpatrick, Senior Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6045 PAGE 634

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold W. Fitzpatrick and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Senior Vice President and _____ respectively of the Metropolitan Federal Savings and Loan Association the within named bargainor, a corporation, and that (he) (they) as such Senior Vice President 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 Harold W. Fitzpatrick as such Senior Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of April, 19 83.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

WARRANTY DEED

FROM

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO

SHEARON-ROLLING RIVER, a Tennessee Joint Venture composed of Union Financial Corporation and David Shearon Builders, Inc.

H 4 4 4 0 0

IDENTIF. REFERENCE

APR 27 3 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6045 PAGE 635

FOR _____

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
			38700.00-	CO
			100.62	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 107.12-
			3331A04/27/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 44400

IDENTIF. REFERENCE

APR 27 3 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944970