R.E.O. "401

BOOK 6080 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,325.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Barbara J. Hershenhorn 230 Fourth Avenue, North Nashville, Tennessee 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Federal Savings and Loan Association (NAME)	Same (NAME)	108-4
230 Fourth Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 34 Js
Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert A. McVicker and wife Cynthia D. McVicker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Federal Savings and Loan Association, an association existing under and pursuant to the laws of the United States of America

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 Exhibit A, attached hereto and made a part hereof.

SUBJECT TO:

See Exhibit B, attached hereto and made a part hereof.

This Deed is an absolute conveyance of the title to the herein-described Property to Lender in effect as well as in form; that this Deed is not intended to serve or operate as a mortgage, security agreement, trust convenance, or security of any kind; that Grantors, by virtue of this Deed, hereby waive, relinquish, and give up any and all right, title and interest, legal and equitable, in the herein-described Property; that Grantors in the execution of delivery of this Deed to Lender, expressly do not intend (and hereby affirm such intent) that this Deed would operate to effect any merger of the fee interests of Lender in the herein-described Property with the still outstanding mortgage lien and security agreements in the herein-described Property held by Lender, it being specifically intended that such rights of Lender in the herein-described Property should survive the execution and delivery of this Deed and remain outstanding.

This is unimproved ( ) improved ( ) property, known as 921 Fitzpatrick Rd. (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37214 (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 their hands this 1st day of June, 1983

Robert A. McVicker

Cynthia D. McVicker

Robert A. McVicker

Cynthia D. McVicker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ann M. Mills, a Notary Public in and for said County and State, the within named Robert A. McVicker & Cynthia D. McVicker

the bargainor, 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 _____, Tennessee, this 1st day of June 1983

Commission expires 7/27/86

Ann M. Mills
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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Larchwood, Section Two, as of record in Book 5200, pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Robert A. McVicker and wife, Cynthia D. McVicker by and from Larchwood Homes Construction Company of record in Book 5811, page 209, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

SUBJECT TO

1. Taxes for the year 1983 and subsequent years.

2. Deed of Trust executed by Robert A. McVicker and wife, Cynthia D. McVicker to Attorneys Title Company, Inc., Trustee of record in Book 5811, page 212, in the Register's Office of Davidson County, Tennessee, dated October 23, 1981, to secure Metropolitan Federal Savings and Loan Association, an indebtedness in the amount of $55,950.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

3. Restrictive covenants contained in an instrument of record in Book 5479, page 443, as amended in Book 5681, page 532, Book 5688, page 696, and those in Book 5158, page 918, and made applicable by instrument of record in Book 5308, page 70, in the Register's Office of Davidson County, Tennessee.

4. The plan of record in Book 5200, pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee, shows an owner's certificate, a 25-foot minimum building set back line from Fitzpatrick Road and a 10-foot easement for public utility and drainage purposes along the rear, front and southerly lines of said lot, an overhang easement along the southerly line and a 30 X 30 foot pumping station easement at the southeast corner of said lot.

H 5 5 7 3 1

T.
IDENTIF. REFERENCE

JUN 23 8 37 AM '83

FELIX Z. WALSH JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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
			60325.65- CO	
			156.76 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 169.28-	
7039A	06/23/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 5 7 3 1

IDENTIF. REFERENCE

JUN 23 8 37 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958253