RETURN TO METROPOLITAN FEDERAL

FORM NO. WD-1

BOOK 6224 PAGE 689

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Todd A. Gay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1984

Cynthia F. Samuel
Notary Public

MY COMMISSION EXPIRES: 9/10/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Gay etux (NAME)	Metropolitan Federal S & L Assn (NAME)	
817 Norwalk Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	3D-85698
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD A. GAY and wife, DONNA J. GAY

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 Lot No. 128 on the Plan of Larchwood, Section II, as of record in Book 5200, pages 57,58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Union Financial Corporation, Substitute Trustee, of record in Book 5993, page 969, Register's Office for said County.

This conveyance is subject to:

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

The Plan of record in Book 5200, pages 57,58 & 59, said Register's Office, shows an owners certificate, a 25 foot minimum building setback line from Norwalk Drive and a 10 foot easement for public utility and drainage purposes along the real line of said lot and a 2.5 x 25 foot utility anchor easement located at each front corner of said lot.

Taxes for the year 1983 and subsequent years.

02/40 CHECK

This is improved (XX) unimproved ( ) property, known as 817 Norwalk Drive, Nashville, TN 37214
(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 my hand this 31st day of January, 1984

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

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STATE OF TENNESSEE
Davidson County

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) as such SENIOR VICE PRESIDENT and _____ (~~they~~), 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 31st day of January, 19 84.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

100936

IDENTIF. REFERENCE

FEB 1 2 35 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			56500.00- CAMT.	
			146.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	153.40-
0308A02/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 3 6

IDENTIF. REFERENCE

FEB 1 2 35 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 10607