#3197

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6281 PAGE 254

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr/Mrs. Pete H. Francescon (NAME) | DOMINION BANCSHARES MORTGAGE CORPORATION (NAME) | 161-07 |
| 525 Amalie Court (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite 200 (STREET ADDRESS) | P-88 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | FB# 6DU-63599 |

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, METROPOLITAN HOUSING, LTD., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETE H. FRANCESCON and wife TERESA M. FRANCESCON

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. 10 on the Plan of McMurray Woods Addition, Section 1, as of record in Plat Book 4675, pages 6 & 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Metropolitan Housing, Ltd. by deed from Marvin R. Hambrick and wife, Cynthia Jane Hambrick of record in Book 5925, page 852, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 4727, page 673; (3) All matters appearing on the Plan of record in Plat Book 4675, pages 6 & 7, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 30 2 12 PM '84

IDENTIF. REFERENCE

11874

unimproved ( )
This is improved (XX) property, known as 525 Amalie Court 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 26th day of April, 19 84

6DU-63599

METROPOLITAN HOUSING, LTD.
a Tennessee limited partnership
BY: S. L. Johnson III
S. L. JOHNSON, III, General Partner

STATE OF TENNESSEE

BOOK 6281 PAGE 255

COUNTY OF _____

Personally appeared before me, the undersigned, 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 _____, this _____ day of

_____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

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 METROPOLITAN HOUSING, LTD.

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 Nashville

this 26th day of April, 19 84.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. L. Johnson, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a general partner of Metropolitan Housing, Ltd., the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of April, 1984.

My commission expires: 1/20/85

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Pete H. Francescon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 84

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM METROPOLITAN HOUSING, LTD.

TO PETE H. FRANCESCON and wife, TERESA M. FRANCESCON

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

FILE BOX 38

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 256

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

66500.00- CAMT.
172.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.40-
2476A04/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8744

IDENTIF. REFERENCE

APR 30 2 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32114