#3873
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6571 PAGE 828

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL R. MARTINONI (NAME)	Fleet Funding (NAME)	Map 162-07
73 Benzing Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	Parcel 20
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29501 (CITY) (STATE) (ZIP)	FB# 5DU-33463

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 MICHAEL R. MARTINONI and wife, SARAH A. MARTINONI

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. 33 on the Plan of Antioch Park, Section 1, as of record in Plat Book 3600, page 96, 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., a Tennessee limited partnership by deed from Clarence H. Edwards and Frances I. Edwards, of record in Book 6006, page 890, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes; (2) Restrictions of record in Book 3861, page 744; and (3) All matters appearing on the Plan of record in Plat Book 3600, page 96, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 26, 1979, in the original principal sum of $45,000.00, payable to Guaranty Mortgage Company Division in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5457, page 974, said Register's Office.

J 0 9 5 6 1

IDENTIF. REFERENCE

JUN 3 12 13 PM '85

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 73 Benzing Drive, Antioch, Tennessee 37013

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 29th day of May, 19 85

METROPOLITAN HOUSING, LTD.
By: S. L. Johnson, III
S. L. Johnson, III , General Partner

3610

BOOK 6571 PAGE 879

STATE OF TENNESSEE
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, or proved to me on the basis of satisfactory evidence, 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 _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____

_____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

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, or proved to me on the basis of satisfactory evidence, 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 Brentwood, Tennessee, this 29th day of May, 1985.

Helen D. Scott
Notary Public

My commission expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,100.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

METROPOLITAN HOUSING, LTD.

TO

MICHAEL R. MARTINONI and wife,
SARAH A. MARTINONI

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6571 PAGE 830

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

61100.11- CAMT.
168.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 165.36-
3810A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0956 I

IDENTIF. REFERENCE

JUN 3 12 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140349