WARRANTY DEED

#3857
File Box 38

THIS INSTRUMENT PREPARED BY

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

BOOK 6585 PAGE 418

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK AUSTIN STEIN (NAME)	New York Guardian Mortgage Corp. (NAME)	Map 119-06
2701 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	320 Fulton Avenue (STREET ADDRESS)	Parcel 254
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Hampstead, New York 11550 (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, METROPOLITAN HOUSING, LTD. , a Tennessee limited partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK AUSTIN STEIN and wife, DIANNA GRIMES STEIN

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. 25 on the Plan of Hidden Acres Subdivision, as of record in Plat Book 1130, page 89, amended in Book 1428, page 565, Register's Office for said County, to which plan reference is m de for a more complete description.

Being the same property conveyed to Metropolitan Housing Ltd., A Tennessee limited partnerhsip by deed from Peggy K. Hooper of record in Book 5996, page 718, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes; (2) Restrictions of record in Book 1394, page 218, amended in Book 1432, page 528; (3) Deeds of Trust of record in Book 5331, page 38, and Book 5996, page 721; and (4) All matters appearing on the Plan of record in Plat Book 1130, page 89, amended in Book 1428, page 565, said Register's Office.

J 1 4 0 8 1

IDENTIF. REFERENCE

JUN 19 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2701 Hartford Avenue, Nashville, Tennessee 37216

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 14th day of June, 19 85.

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

S. L. Johnson, III, General Partner

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, Tennesee, this 14th day of June, 1985.

Helen D. Scott
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My commission expires: 4/19/87

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 85

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Helen D. Scott
Notary Public

HELEN D. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FROM

METROPOLITAN HOUSING, LTD.

TO

MARK AUSTIN STEIN and wife,
DIANNA GRIMES STEIN

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 6585 PAGE 420

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

41700.00- CAMT.
108.42 CSTAX
.50 PRFEE.
6.00 WDEED.
CHECK 114.92-
9513A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:4081

IDENTIF. REFERENCE

JUN 19 8 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145909