Re-record

BOOK 6586 PAGE 47

BOOK 5736 PAGE 971

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 81.

Notary Public

MY COMMISSION EXPIRES: Jan 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Baker, 618 United American Bank Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Arthur Phillips (NAME)	Metropolitan Mortgage Fund, Inc. (NAME)	118-1
1009 Paris Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 Montgomery Street (STREET ADDRESS)	244
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	22W-13465

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, ROBBIE L. ADGENT and NANCY A. RUSSELL, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM ARTHUR PHILLIPS

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. 86 on the Map of Dr. L. G. Noel's 2nd Subdivision of Idlewild, as of record in Book 302, page 77, Register's Office of said County.

Said Lot No. 86 fronts 50 feet on the southerly side of Paris Avenue, formerly Pope Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robbie L. Adgent and Nancy A. Russell, both unmarried, by Deed from Nashville Restoration Consultants, Inc., a Tennessee corporation, of record in Book 5706, Page 244, Register's Office for Davidson County, Tennessee.

Grantee herein expressly agrees to assume the indebtedness incurred by the Grantors herein, which indebtedness is secured by a certain Deed of Trust of record in Book 5706, Page 247, Register's Office for Davidson County, Tennessee, to secure the original principal sum of FORTY NINE THOUSAND AND 00/100 ($49,000.00) DOLLARS, payable to Metropolitan Mortgage Fund, Inc.

This document is being re-recorded to correst an insufficient notary acknowledgement for Robbie L. Adgent's signature by Nancy A. Russell, attorney in fact.

unimproved ( )
This is improved (X) property, known as 1009 Paris Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37204 (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 our hands this 21st day of April, 1981.

Nancy A. Russell — Robbie L. Adgent by Nancy A. Russell Attorney in Fact

X Mr Robbie L Adgent

Re-record

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, M. Ellie Montgomery, a Notary Public in and for said County and State, the within named Nancy A. Russell and Nancy A. Russell, Attorney in fact for Robbie L. Adgent

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 Nashville, Tennessee, this 24th day of April, 1981

Commission expires Jan 15, 1983

M. Ellie Montgomery
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
ROBBIE L. ADGENT and

NANCY A. RUSSELL

TO
WILLIAM ARTHUR PHILLIPS

G 38751

IDENTIF. REFERENCE

APR 24 9 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19 10 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

J. 1: 4: 2: 8: 5

Re-record

STATE OF TENNESSEE
WILLIAMSON COUNTY

Personally appeared before me, Sarah Lane Cutler, a Notary Public in and for said County and State, the within named Mrs. Robbie L Adgent the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of June 1985

Commission Expires: 1-10-89

Sarah Lane Cutler
Notary Public