#3904

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 6589 PAGE 863

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE A. FILSON	Dominion Bancshares Mtg. Corp.	Map 92-12
(NAME)	(NAME)	
2563 Lakeland Drive	9900 Main Street, Suite 200	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Fairfax, Virginia 22031	
(CITY) (STATE) (P. O. ZIP)	(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 II, LTD., a Tennessee limited partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE A. FILSON and wife, CHLOE M. FILSON

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. 39 and the easterly triangular part of Lot No. 40 on the Plan of Lakeland, as of record in Plat Book 2133, page 15, Register's Office for said County, and described as follows

BEGINNING at a point in the southerly margin of Lakeland Drive, 120 feet east of the common corner of Lots 40 and 41; thence with said Drive, easterly 116.6 feet to a concrete monument, and continuing with said Drive; easterly 58.5 feet to another concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a concrete monument in the west margin of Emery Drive; thence southerly with said Drive, 126.6 feet to the common corner of Lots 38 and 39; thence along the line between said lots westerly 140 feet to the corner of Lots 38, 39 and Lot 40; thence northwesterly 152.01 feet to the point of beginning.

Being the same property conveyed to Metropolitan Housing II, Ltd. by deed from Barbara Jean Albert of record in Book 6207, page 481, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantees; (2) Deed of Trust of record in Book 6201, page 188; and (3) All matters appearing on the Plan of record in Plat Book 2133, page 15, said Register's Office.

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IDENTIF. REFERENCE

JUN 24 1 32 PM '85

FELIX A. DILLON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2563 Lakeland Drive, Nashville, Tennessee 37214

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 19th day of June, 1985

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

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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 II Ltd., the within named bargainor, a partnership, and that 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 19th day of June, 1985.

GEORGE E. MUSE NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

GEORGE E. MUSE NOTARY PUBLIC AT LARGE STATE OF TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

George A. Filson
Affiant

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

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

Notary Public

WARRANTY DEED

FROM METROPOLITAN HOUSING II, LTD.

TO GEORGE A. FILSON and wife, CHLOE M. FILSON

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 6589 PAGE 865

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65500.00- CAMT.
170.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 176.80-
1240A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 15 4 2

IDENTIF. REFERENCE

JUN 24 1 32 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147604