#3992
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6619 PAGE 449

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD G. REID (NAME)	Citicorp Homeowner's Inc. (NAME)	Map 86-10
3513 Albee Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	Parcel 79
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri (CITY) (STATE) (ZIP)	

3220
08/01/85 14:04
CHECK

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 RONALD G. REID and wife, JANICE W. REID

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. 53 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, page 83, 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 II, Ltd. by deed from Russel J. French and wife, Kathy Joanne French of record in Book 6244, page 627, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes; (2) Restrictions of record in Book 5333, page 315; (3) Deeds of Trust of record in Book 5453, page 723, assigned in Book 5841, page 611 and in Book 6244, page 630; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 83, said Register's Office.

25.00

IDENTIFICATION REFERENCE

AUG 1 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3513 Albee Drive, Hermitage, Tennessee

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 July, 19 85

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

STATE OF TENNESSEE
COUNTY OF _____

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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 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 26th day of July, 1985.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

Ronald G. Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1985.

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

Notary Public

WARRANTY DEED

FROM

METROPOLITAN HOUSING II, LTD.

TO

RONALD G. REID and wife, JANICE W. REID

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 6619 PAGE 451

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

52900.00- CAMT.
137.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.04-
3220A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 1 0 9

IDENTIFICATION REFERENCE

AUG 1 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159288