WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 6672 PAGE 42

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN SEALS CULBERSON (NAME)	New York Guardian Mortgage Corp. (NAME)	Map 85-7
223 Downeymeade Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 775 (STREET ADDRESS)	Parcel 12
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Hempstead NY 11551 (CITY) (STATE) (ZIP)	FB# 3DZ-63512

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 STEVEN SEALS CULBERSON

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. 234 on the Plan of Stanford Country Club Estates, Section 4, as of record in Plat Book 2900, pages 83 & 84, 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 C. Dwight Hooper and wife, Mobra Elaine Hooper of record in Book 5997, page 712, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes; (2) Restrictions in Book 3066, page 219; (3) Deeds of trust of record in Book 5613, page 997 and Book 5997, page 715; (4) Easement in Book 5176, page 584 and for flow of Stones River; and (5) All matters appearing on the Plan of record in Plat Book 2900, pages 83 & 84, said Register's Office.

41322

IDENTIFICATION REFERENCE

OCT 3 8 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 223 Downeymeade 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 24th day of September, 1985

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, Tennessee, this 24th day of September, 1985.

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 $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 85

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

Notary Public

2535 WARRANTY DEED

FROM METROPOLITAN HOUSING, LTD.

TO STEVEN SEALS CULBERSON

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 6672 PAGE 44

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66900.00- CAMT.	
			173.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 180.44-	
			2839A10/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41322

IDENTIFICATION REFERENCE

OCT 3 8 53 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178401