File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,882.02

John W. Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
John W. Torrence, (NAME)	Security Financial and Mortgage Corp. (NAME)	105-1
1304 Tremont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 31912 (STREET ADDRESS)	#558
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	10W274

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, Metropolitan Development and Housing Agency

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Torrence, and wife, Glenda Ann Torrence

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. 1 on the Plan of Edgehill Estates, Section 97, of record in Book 4675, Page 148, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1, being a corner lot, fronts 57.18 feet on the southerly margin of Tremont Avenue and fronts 153.79 feet on the easterly margin of an alley, said frontages being joined by a corner measuring 23.98 feet; the northerly line extends back 71.70 feet and intersects the easterly line, which measures 167.19 feet thereon.

BEING the same property conveyed to the Metropolitan Development and Housing Agency, formerly Nashville Housing Authority, by deed from Parthenia Reid Hill, of record in Book 4325, Page 413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1304 Tremont Avenue (House Number) (Street) Nashville, TN 37212 (P. O. Address) (City or Town) (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 ti, 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 hand & this 31st day of January, 19 86

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Carleen B. Waller
Carleen B. Waller
Chairman of the Board

By: Gerald F. Nicely
Gerald F. Nicely
Executive Director

STATE OF TENNESSEE
Davidson County

BOOK 6775 PAGE 942

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of 19_____

_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Coleen B. Waller or proved to me upon the basis of satisfactory evidence and Gerald F. Nicely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Chairman of the Board and Executive Director respectively of the Metropolitan Development and Housing Agency the within named bargainor, a corporation, and that (he) (they) as such Chairman of the Board and Executive Director, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Coleen B. Waller as such Chairman of the Board and attesting the same by the said Gerald F. Nicely as such Executive Director.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of January, 19 86.

My commission expires _____

My Commission Expires Sept. 9, 1989

Carole Howard
Notary Public

WARRANTY DEED

FROM
Metropolitan Development and Housing Agency

TO
John W. Torrence

73575

IDENTIFICATION REFERENCE

FEB 3 3 13 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

"THIS CONVEYANCE of said property is made expressly subject to these Grantees and future Grantees, their heirs and assigns, being members of a "Homeowners Association" that is or will be formed in accordance with the requirements of the Turnkey III, Homeownership Opportunity Program, Project No. Tenn. 5-18 and the said Grantees or Owners must comply with the By-Laws and/or Charter of the said "Association" and the said Grantees or Owners are subject to assessmanet for the payment of maintenance and management fees, if any, for the common properties designated by said Project No. Tenn. 5-18. The "Association" and/or the Metropolitan Development and Housing Agency may file a lien to secure payment of said fees, which lien would be secondary to any first mortgage on said property."

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6775 PAGE 943

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

RECEIPT 56.50
56.50 CSTAX
.50 PRFEE
6.00 MISC
CHECK 63.00
1609A02/03/86 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 3 5 7 5

IDENTIFICATION REFERENCE

FEB 3 3 13 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 216231