THIS INSTRUMENT PREPARED BY:
Larry R. Williams, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Gilbert C. Blanks 3675 Richbriar Circle Nashville, Tennessee 37211	Mortgagee: Cenlar Federal Savings Bank CN 5232 Nassau Park Princeton, New Jersey 08543	Map 162-6 Parcel 227

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, METROPOLITAN PROPERTIES GROUP, a Tennessee partnership, the Grantor, has bargained and sold and by these presents does transfer and convey unto the said GILBERT C. BLANKS, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1, Section 1, Valley Green Subdivision, of record in Book 4460, page 96, Register's Office for said county, to which reference is here made.

Being part of the same property conveyed to Metropolitan Properties Group by Deed from David V. Barber and wife, Margaret L. Barber, of record in Book 5573, page 579, said Register's Office, and part of the property quitclaimed to said partnership by Deeds of record in Book 5992, page 837 and 840, said Register's Office.

This is improved real property known as 187-189 Old Tusculum Road, Antioch, Tennessee 37013.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GILBERT C. BLANKS, his heirs and assigns forever.

We do covenant with the said GILBERT C. BLANKS that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Matters set forth on the Plan of Valley Green Subdivision of record in Book 4460, page 96, Register's Office of Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 4622, page 277, said Register's Office.

3. Davidson County property taxes for 1987 which are assumed by the Grantee.

4. Rights of tenant in possession in Unit 189, Old Tusculum Road, Antioch, Tennessee 37013.

5. Deed of Trust of record in Book 5320, page 22, Register's Office of Davidson County, Tennessee currently held by Cenlar Federal Savings Bank with an unpaid principal balance of $35,535.78, which is assumed by the Grantee.

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And except as herein set forth, we further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said GILBERT C. BLANKS, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5 day of March, 1987.

METROPOLITAN PROPERTIES GROUP

By Larry R. Williams, Gen. Partner
LARRY R. WILLIAMS
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lucien Dale, a Notary Public of the State and County aforesaid, personally appeared Larry R. Williams, 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 Properties Group, the within named bargainor, a partnership, and that he, as such general partner, 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 this 5th day of March, 1987.

Lucien Dale
NOTARY PUBLIC
My Commission Expires: 6-11-1987

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

Gilbert C. Blanks
GILBERT C. BLANKS

Subscribed and sworn to before me this 5th day of March, 1987.

Larry R. Williams
NOTARY PUBLIC
My Commission Expires: 7/14/87

01284

IDENTIFICATION REFERENCE

MAR 6 1 54 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RELEASED

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

RECEIVED OF _____

FOR _____

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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

CHG .50- CAMT.
170.00 STAX
.50 PRFE
0.00 MRTG
CHECK 171.00-
0000001736787 BNL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01284

IDENTIFICATION REFERENCE

MAR 6 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54097