File Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $302,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 1987.

Notary Public

My Commission expires: 1-12-89

90525

IDENTIFICATION REFERENCE

DEC 15 3 50 AM '87

DAVIDSON COUNTY, TN

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Roy H. Price and wife, Patricia J. Price 223 Kensington Park Nashville, TN 37215	Citizens and Southern Mortgage Company P. O. Box 656 Tucker, GA 30085-0656	117-13-B-103 7DA 91454

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROY H. PRICE** and wife, **PATRICIA J. PRICE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Abbottsford, of record in Book 6250, pages 419, 420, and 421, amended in Book 6771, page 683, and further amended by Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Metropolitan Federal Savings and Loan Association, by Substitute Trustee's Deed from Union Financial Corporation, Substitute Trustee, of record in Book 7389, page 418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1987 taxes, which have been prorated and assumed by Grantees.

2. Declaration of Restrictive Covenants and Reciprocal Easements, dated January 21, 1985, made by Frank R. Leu and wife, Margaret Leu, of record in

Book 6478, page 177, Register's Office for Davidson County, Tennessee, as amended by Amendment No. One of record in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

3. Water lien easements of record in Book 1286, page 690, Register's Office for said County, and of record in Book 1037, page 572, said Register's Office.

4. Matters shown on the plan of record in Book 6250, pages 419, 420 and 421, amended in Book 6771, page 683, further amended by Surveyors Certificate of Correction, of record in Book 6800, page 164, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, said Register's Office.

6. Storm Water Detention Agreement between Abbottsford Homeowners Corporation, Inc. and the Metropolitan Government of Nashville and Davidson County, of record in Book 6555, page 328, said Register's Office.

This is improved property, known as 223 Kensington Park, Nashville, Tennessee 37215.

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 it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives, successors and assigns, 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 my hand this 14th day of December, 1987.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold Fitzpatrick Sr. V-P
Harold Fitzpatrick,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

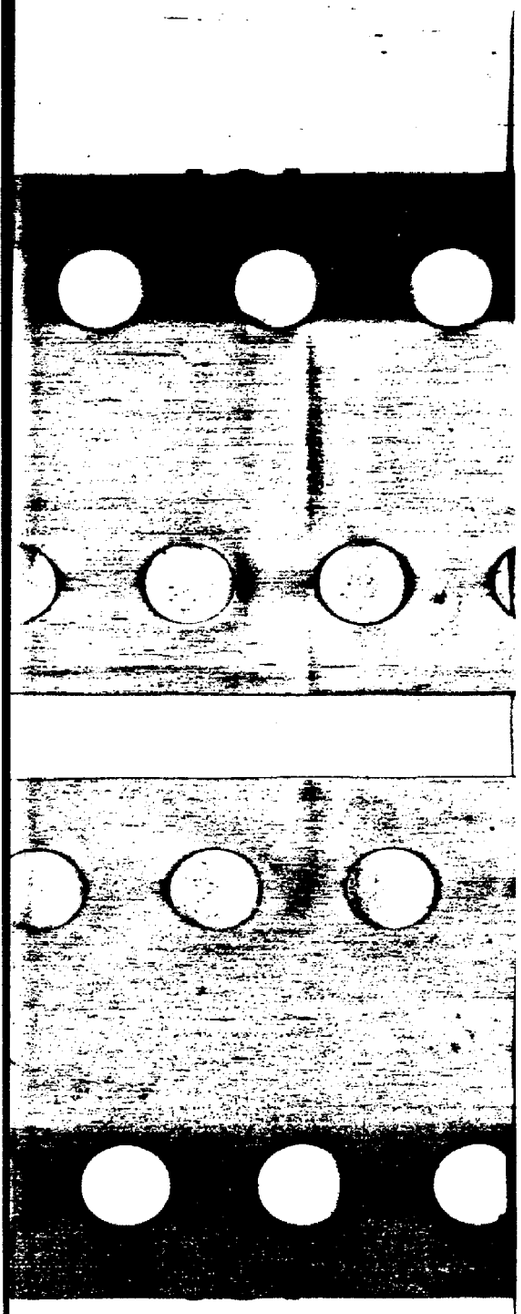
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Fitzpatrick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of December, 1987.

June E. Atkinson
Notary Public

My Commission Expires: 7/17/88

NOTARY PUBLIC



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7426 PAGE 90

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

302500.00- CAMT.
847.00 CSTAX
.50 PRFEE
6.00 DEED
CHECK 853.50-
2087A12/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90525

IDENTIFICATION REFERENCE

DEC 15 9 50 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45060