215585310

FORM NO. WD-1

BOOK 8028 PAGE 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Ellen J. Hammonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 1990

Notary Public

MY COMMISSION EXPIRES: 7/14/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN., 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
ELLEN J. HAMMONDS (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	149-2-C-16
116 ELIZABETH COURT (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	2D-75644
ANTIOCH, TN 37013 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

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 FEDERAL SAVINGS AND LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLEN J. HAMMONDS, UNMARRIED

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 Building Site 16 on the Plat of Sterling Wood, a planned unit development, as of record in Book 6250, page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Union Financial Corporation, Substitute Trustee of record in Book 7698, page 718, Register's Office for Davidson County, Tennessee.

This conveyances is subject to proration of 1990 property taxes. Declaration of Covenants, conditions, restrictions, including liens for annual and special assessments, all as set forth and contained in instrument of record in Book 6236, page 683, amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, and re-recorded in Book 6306, page 833, Book 6668, page 81. By-Laws of Sterling Wood of record in Book 6236, page 708, said register's Office, amended in Book 6205, page 572, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, Book 6668, page 91. The Plan of record in Book 6250, page 648, shows and Owner's Certificate, Certain setback lines, certain utility easements, pedestrian easements and notes to which plan reference is made. A 20 foot permanent easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, of record in Book 6251, page 616, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 ELIZABETH COURT, ANTIOCH, TN 37013
(House Number) (Street) (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 it, 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 my hand this 18th day of JANUARY, 1990

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

BOOK 8028 PAGE 376

STATE OF TENNESSEE
Davidson County

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, (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 _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared HAROLD W.FITZPATRICK

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SENIOR VICE PRESIDENT of the METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as SENIOR VICE PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 18th day of JANUARY, 1990.

June E. Atkinson Notary Public

Commission Expires 07/14/92

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

IDENTIFICATION REFERENCE:

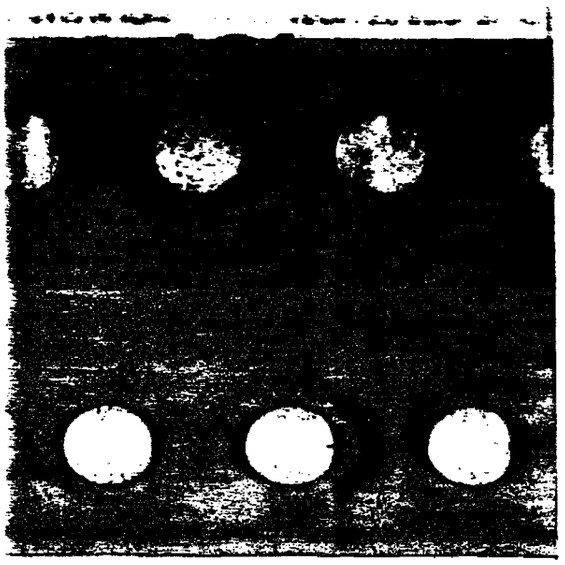
9.7.2.9.7.

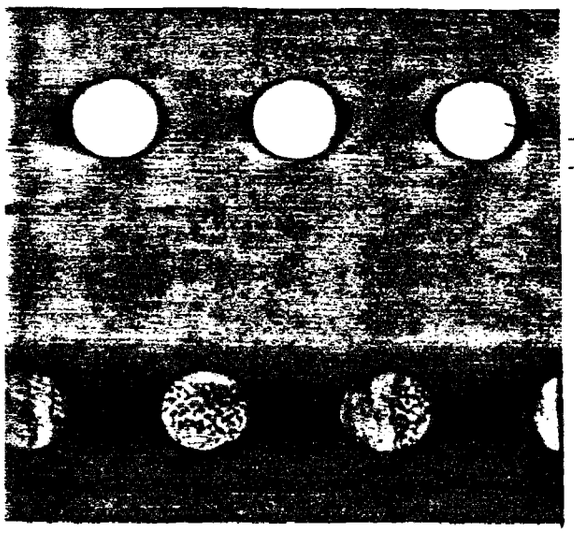
JAN 18 4 05 PM '90

DAVIDSON COUNTY, TN

214 2748 0101 03CHECK 188.50

Box 12





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
				CAMT 55000.00
				CON TX 181.50
				PRFEE 1.00
				MTEED 6.00
				TOTAL 188.50
				CHECK 188.50
			01/18/90 01	16:06 0001 4216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.9.7.

IDENTIFICATION REFERENCE

JAN 18 4 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 285311