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FORM NO. WD-1

BOOK 8082 PAGE 616

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 10-9-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL SAV. & LOAN ASSN. 230 4TH AVE. N. NASHVILLE, TN

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
J. LEIGH GRIFFITH ET UX (NAME)	SAME (NAME)	117-13-B-93
307 ST. JAMES PARK (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-91444
NASHVILLE, TN 37215 (CITY) (STATE) (P.O. ZIP)	(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 & LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. LEIGH GRIFFITH AND WIFE, CATHERINE W. GRIFFITH

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. 307 on the Plan of Phase One, Abbottsford, a planned unit development of record in Book 6250, page 419, 420 and 421, amended in Book 6576, page 509, and Book 6771, page 683, said Register's Office and corrected by Surveyor's Certificate, of correction of record in Book 6800, page 164, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings & Loan Association by deed from Union Financial Corporation, Substitute Trustee of record in Book 8058, page 184, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1990 taxes which have been prorated; Declaration of Covenants, Conditions and Restrictions for Abbottsford of record, including liens for periodic and special assessments and right of first refusal; matters and restrictions shown on the subdivision plan or plans of record; Storm Water detention agreement dated May 10, 1985 of record in Book 6555, page 328, Register's Office for said County; Water Line Easement of record in Book 1286, page 690, Book 1037, page 572, said Register's Office: 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, as amended at Book 6530, page 242, Register's Office for said County; such additional easements and rights-of-way of record which do not interfere with or materially impair the use of the property and the buildings and improvements thereon as presently situated as a single family residence.

unimproved ( ) This is improved (X) property, known as 307 St. James Park (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37215 (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 30th day of March, 1990

METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION

By: Harold W. Fitzpatrick

Harold W. Fitzpatrick, Senior Vice President

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STATE OF TENNESSEE }
Davidson County }

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

_____Notary Public

Commission Expires_____

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 30th day of March, 19 90.

Wanda Fults Notary Public

Commission Expires 10-9-91

WARRANTY DEED

FROM

METROPOLITAN FEDERAL SAVINGS &
LOAN ASSOCIATION

TO

J. LEIGH GRIFFITH ET UX
307 St James Park
Nashville, TN 37215

ATTORNEYS TITLE™ A Minnesota Title Company

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

6798

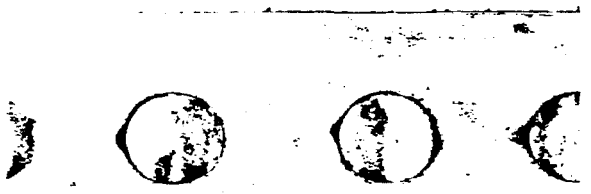
IDENTIF. REFERENCE

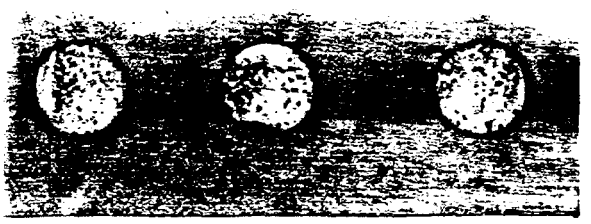
APR 5 3 49 PM '90

DAVIDSON COUNTY TN.









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

RECEIVED OF _____

FOR _____ BOOK 8082 PAGE 618

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 291500.00
CON TX 961.95
PRFEE 1.00
WDEED 6.00
TOTAL 968.95
CHECK 968.95

04/05/90 01 15:48 0001 8720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 6 7 9 8

IDENTIF. REFERENCE

APR 5 3 49 PM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 307866