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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 91.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21 1992 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION, 230 4th Ave. No., Nash., TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Michael Godwin (NAME)	First Republic Mortgage Corporation (NAME)	145-13-16
1604 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	FH 12450
Nashville TN (CITY) (STATE) (P. O. ZIP)	Dayton, OH 45459 (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 Michael Godwin and wife, Elizabeth Godwin

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. 116 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, 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 & Loan Association by Union Financial Corporation, Substitute Trustee, by Deed of record in Book 8262, page 950, said Register's Office.

This conveyance is subject to:

1. 1990 Metro taxes;
2. Restrictive Covenants in Book 3766, page 609 as amended in Book 3788, page 404; Book 3813, page 383, said Register's Office;
3. Plan of Record in Book 3600, page 54, said Register's Office;
4. Easements of record in Book 7720, page 747 and Book 7796, page 618, said Register's Office;
5. Any and all other restrictions of record.

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN. JAN 17 9 59 AM '91 IDENTIF. TREFERENCE 89769

unimproved / This is improved (✓) property, known as 1604 (House Number) Otter Creek Road (Street) Nashville, TN (P. O. Address) 37215 (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 14th day of JANUARY, 19 91

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: Elizabeth M. Wilson
Vice President

STATE OF TENNESSEE
Davidson County

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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
Davidson County

Before me, Mary W. Parks, a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth M. Wilson and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and _____ respectively of the Metropolitan Federal S&L Association the within named bargainor, a corporation, and that (~~he~~ she) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Elizabeth M. Wilson as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tn. on this the 14th day of January, 19 91

My commission expires 3-27-93

Mary W. Parks
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail: Steve Waters

1991 MAR 27 01:01 03CHECK 390.13

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 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

CAMT
116100.00
CON TX 383.13
PRFEE 1.00
UNFED 6.00
TOTAL 390.13
CHECK 390.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/17/91 01 09:58 0001 6297

86796

IDENTIF. REFERENCE

JAN 17 9 59 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390151