144

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $50,188.48.

Colleen Johnson
Affiant

Subscribed and sworn to before me, this 1st day of June, 1992.

Edward J. Grant
Notary Public

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Metropolitan Housing II, Ltd.<br>First American Center<br>19th Floor<br>Box 96<br>Nashville, TN 37238-0096 | SAME | 086-10-079<br>4D 02025 |

## 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, **JANICE W. REID, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **METROPOLITAN HOUSING II, LTD.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors 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. 53 on the Plan of Chapelwood, Section Two, of record in Book 5200, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronald G. Reid and wife, Janice W. Reid, by deed from Metropolitan Housing II, Ltd., a Tennessee limited partnership, of record in Book 6619, page 449, Register's Office for said County. By quitclaim deed of record in Book 8525, page 182, Register's Office for said County, Ronald G. Reid quitclaimed all right, title and interest in subject property to Janice W. Reid.

This conveyance is made subject to:

1. 1992 taxes, a lien not yet due and payable.

2. Deed of trust executed by Russell J. French and wife, Kathy Joanne French, to James R. Bellar, Trustee, of record in Book 5453, page 723, Register's Office for said County, dated June 21, 1979, to secure to Mercantile Mortgage Company, an indebtedness in the amount of $35,600.00, said Deed of Trust having been assigned to Citicorp

Homeowners, Inc., by Assignment of record in Book 5841, page 611, Register's Office for said County.

3. Deed of trust executed by Metropolitan Housing II, Ltd., to George E. Mudter, Jr., Trustee, of record in Book 6244, page 630, Register's Office for said County, dated March 1, 1984, to secure to Russell J. French and wife, Kathy Joanne French, an indebtedness in the amount of $4,800.00, said Deed of Trust having been assigned to Gertrude O. Eidson, by Assignment of record in Book 6497, page 838, Register's Office for said County.

4. Restrictive covenants contained in an instrument of record in Book 5333, page 315, Register's Office for said County, as amended in Book 6234, page 193, Register's Office for said County.

5. Matters shown on the Plan of record in Book 5200, page 83, Register's Office for said County.

This is improved property, known as 3513 Albee Drive, Hermitage, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 29th day of May, 1992.

Janice W Reid
Janice W. Reid

STATE OF GEORGIA )
COUNTY OF Fulton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE W. REID, unmarried**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 1992.

NOTARY PUBLIC

Marilyn A. Rotta
Notary Public

My Commission Expires: Notary Public, Cobb County, Georgia My Commission Expires Oct. 11, 1992

1:4843

IDENTIF. TREFERENCE

JUN 1 12 50 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

6203 06/01 0101 03CHECK 192.74

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8638 PAGE 710

| | | |
|---|---|---|
| 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 50188.48
CON TX 185.74
PRFEE 1.00
WDEED 6.00
TOTAL 192.74
CHECK 192.74
06/01/92 01 12:48 0001 6203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1: 4843

IDENTIF. REFERENCE

JUN 1 12 50 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536014