WARRANTY DEED

Land Disposition Parcel No. 178-RE BOOK 3795 PAGE 140

FOR AND IN CONSIDERATION of the sum of Twenty-four thousand five hundred and no/100---------- Dollars ($ 24,500.00--------) cash in hand paid to The Nashville Housing Authority by Silverdene Apartments, Incorporated, the receipt of which is hereby acknowledged, The Nashville Housing Authority, a public body and a body corporate and politic created under the provisions of the "Housing Authorities Law" of Tennessee, acting by and through its duly elected officers who are authorized so to do by resolution of its Board of Commissioners, has bargained and sold and by these presents does transfer and convey unto the said Silverdene Apartments, Incorporated, the grantee, heirs and assigns, ("its successors and assigns" if a corporation), a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the First Civil District of Davidson County, being Lot Numbers 146, 147, 154 and 155 of Neill S. Brown's Addition to East Nashville, recorded in Plat Book 57, page 50, Register's Office for Davidson County, and Lot Numbers 6 through 20 of Johnson Bransford's Subdivision of parts of Neill S. Brown's Addition and W. L. Foster's First Addition, recorded in Plat Book 161, page 152, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at a concrete monument, said monument being the intersection of the easterly margin of North Eighth Street and the southerly margin of Smiley Street; thence, N. 65° 08' E. 170.0 feet with the southerly margin of Smiley Street to an iron pin, said iron pin being the intersection of the westerly margin of Alley No. 718 and said southerly margin; thence S. 24° 36' E. 768.8 feet with the westerly margin of Alley No. 718 to an iron pin, said iron pin being the intersection of the northerly margin of Ramsey Street and said westerly margin; thence S. 65° 03' W. 170.0 feet with the northerly margin of Ramsey Street to a concrete monument, said monument being the intersection of the easterly margin of North Eighth Street and said northerly margin; thence N. 24° 36' W. 769.0 feet with the easterly margin of North Eighth Street to the point of beginning, containing 3.00 acres, more or less.

BEING the same property conveyed to The Nashville Housing Authority by deeds from parties hereinafter named as follows: Block Realty Company, of record in Book 3181, page 613; Alfred G. Rutherford, Circuit Court Clerk in Book 3462, page 84; Book 3281, page 414; Book 3464, page 496; William Goldthreate in Book 3254, page 15; Isaac R. Peeples and wife, in Book 3130, page 423; Mattie Lou Holt, a widow, in Book 3130, page 405; Steve Carney and wife, in Book 3102, page 116; Annie Harris in Book 3130, page 401; James Edward Davis Jr., and wife, in Book 3131, page 395; Margaret Chrismon in Book 3135, page 505; Lillie Ruth Ursery, widow, in Book 3177, page 177; Alfred G. Rutherford, Circuit Court Clerk in Book 3999, page 596; Nina Mae Smith, widow in Book 3131, page 479; Frank W. Goodloe, unmarried, in Book 3165, page 332; Enloe Griggs and mother, in Book 3134, page 431; Mrs. Florence West, widow, in Book 3101, page 397, Ellen Hockatt Utley, et al in Book 3127, page 496; Henry Pointer Jr., and wife, in Book 3129, page 485; Alfred G. Rutherford, Circuit Court Clerk, in Book 3505, page 150, all in the Register's Office for Davidson County, 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 Silverdene Apartments, Incorporated, heirs and assigns, ("its successors and assigns" if a corporation), forever.

And The Nashville Housing Authority does covenant with the said Silverdene Apartments, Incorporated, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the restrictive covenants set forth hereinafter.

And The Nashville Housing Authority does further covenant and bind itself and its successors to warrant and forever defent the title to the said land to the said Silverdene Apartments, Incorporated, heirs and assigns, ("its successors and assigns" if a corporation), against the lawful claims of all persons, whomsoever.

It is understood and agreed that one of the considerations moving to the Grantor in this transaction is the agreement on the part of the Grantee to redevelop to the satisfaction of Grantor the within-described property in accordance with the terms of Contract of Sale of Land entered into the 10th day of September, 19 63, by Grantor and Grantee, compliance with which by Grantee shall be evidenced by a certificate of the Grantor to that effect issued to the Grantee in a form eligible for registration.

The within-described property is hereby conveyed subject to the restrictions which are hereby declared to be covenants running with the land and which shall be binding upon the grantor and the grantee and all subsequent purchasers, owners, lessees and successors in interest, set forth in the "Restrictive Covenants Running with the Land of The Nashville Housing Authority in the East Nashville Urban Renewal Project", of record in Book 3368, page 23, Register's Office of Davidson County, Tennessee, which are specifically made a part hereof by reference.

Said property is conveyed subject to the following provision which shall be a covenant running with the land and binding upon the Grantee and every successor in interest:

> The Grantee will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, or occupancy of the property.

Said property is conveyed subject to the following easements, to wit: 5 foot easement for the widening of Alley No. 718 off rear of subject property.

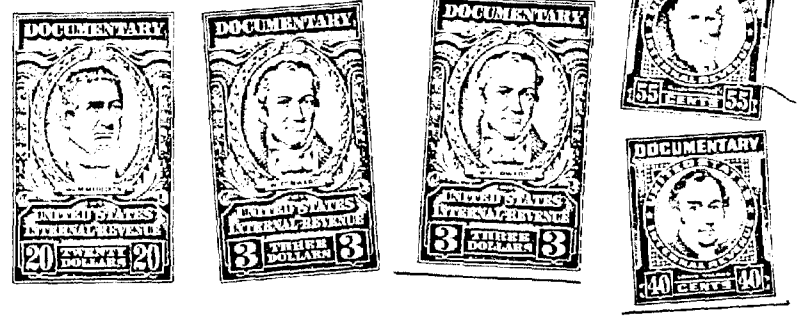
IN WITNESS WHEREOF, The Nashville Housing Authority has caused this instrument to be executed by the Chairman of its Board of Commissioners signing the name of the corporation and by its Secretary attesting the same and affixing its corporate seal thereto, pursuant to a resolution of its Board of Commissioners authorizing them so to do, this 20th day of July, 19 64.

THE NASHVILLE HOUSING AUTHORITY

By _____
Chairman

(SEAL)

ATTEST: _____
Secretary



STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Before me, B. W. Howard, a Notary Public within and for the State and County aforesaid, personally appeared T. Scott Fillebrown, Jr. and Gerald Gimre, with whom I am personally acquainted and who upon their several oaths ac-

knowledged themselves to be the Chairman and Secretary respectively of The Nashville Housing Authority, the within named bargainor, a corporation, and that they as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said T. Scott Fillebrown, Jr. as such Chairman, and attesting the same by the said Gerald Gimre as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 20th day of July, 1964.

B. W. Howard
Notary Public

My Commission expires:
July 22, 1967

NOTARY PUBLIC
HOWARD
DAVIDSON COUNTY, TENN.

BOOK 3795 PAGE 144

43685

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 28 3 14 PM '64

NOTE BOOK 109 PAGE 393
RECORDING FEE 2.50
DEP. REG. [illegible]

THE NASHVILLE HOUSING AUTHORITY

TO/WARRANTY DEED

SILVERDENE APARTMENTS, INC.

STATE TAX $ 36.75
PROBATE 50
TOTAL $37.25

JUL 28 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 28 1964