This instrument prepared by The Nashville Housing Authority, 701 So. 6th St., Nashville, Tenn.

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Arthur K. Hellermann	United Mortgagee Servicing Corp.	93- 8
(Name)	(Name)	
3509 West Burleigh	3200 Pacific Avenue	Parcel 30
(Street Address or Route Number)	(Street Address)	
Milwaukee, Wisconsin 52310	Virginia Beach, Virginia	17W-10300
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

WARRANTY DEED

Land Disposition Parcel No. 360-RE

FOR AND IN CONSIDERATION of the sum of Twenty-seven Thousand, Five Hundred and no/100 Dollars ($27,500.00) cash in hand paid to The Nashville Housing Authority by Arthur K. Hellermann, an individual, unmarried, 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 Arthur K. Hellermann, an individual, unmarried, the Grantee, his 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:

BEING part of Lot No. 1, Lots 2 to 5, both inclusive, part of Lot No. 6 and Lots. Nos. 7 to 12, both inclusive, of Block B, and Lots Nos. 1 to 12, both inclusive of Block C, part of a 16 foot alley No. 451 lying East of South Sixth Street, part of Boyce Street, and part of a 20 foot alley, No. 452 lying West of South Seventh Street, all between Lenore and Crutcher Streets, closed by Ordinance No. 62-279 of record in the Office of the Metropolitan Clerk, on the Plan of D. B. Cooper's Addition to East Nashville, of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, on April 9, 1962, as follows:

BEGINNING on an iron pin, the southwest intersection of Lenore Street and South Seventh Street; thence with the westerly margin of South Seventh Street South 25° 27' East 320 feet to an iron pin in the northerly margin of Crutcher Street; thence with the northerly margin of Crutcher Street, South 65° 07' West 686.54 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 55.00 feet in a northwesterly direction, 85.85 feet to an iron pin in the easterly margin of South Sixth Street; thence with the easterly margin of South Sixth Street, North 25° 27' West 240.29 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 25.00 feet in a northeasterly direction 39.52 feet to an iron pin in the southerly margin of Lenore Street; thence with the southerly margin of Lenore Street, North 65° 07' East 715.75 feet to the beginning.

STATE TAX $ 41.25
PROBATE .50
TOTAL $ 41.75

JAN 30 1957

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 30 1957





BEING the same property conveyed to The Nashville Housing Authority, by deeds from parties as follows: James J. Kelley and wife, of record in Book 3066, page 27; Joy and Bernice M. Karr, of record in Book 3132, page 422; Mary R. Green, of record in Book 3070, page 97; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3317, page 280; John Osten and wife, of record in Book 3129, page 169; Alfred G. Rutherford, Circuit Court Clerk of record in Book 3339; page 318; E. H. Edwards and wife, of record in Book 3066, page 623; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3310, page 404; William Nelson Hoskins and wife, of record in Book 3066, page 617; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3401, page 274; William Kirshner and wife, of record in Book 3070, page 83; J. W. Groves and wife, of record in Book 3066, page 60; A. L. Felts and wife, of record in Book 3035, page 372; Aldrich Brothers and Myers, of record in Book 3186, page 358; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3280, page 474; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3647, page 438; Alfred G. Rutherford, Circuit Court Clerk, of record in Book 3531, page 336; M. Maupin, of record in Book 3103, page 200; (Part) Alfred G. Rutherford, Circuit Court Clerk of record in Book 3281, page 350; Max & Louis Komisar, Co-Trustees, of record in Book 3068, page 617; J. W. Wallace and wife, of record in Book 3066, page 91; Charles Karnowsky, of record in Book 3131, page 451; and Max & Louis Komisar; Co-Trustees, of record in Book 3102, page 49 (Part); each 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 Arthur K. Hellermann, his heirs and assigns, ("its successors and assigns" if a corporation), forever.

And The Nashville Housing Authority, the Grantor, does covenant with the said Arthur K. Hellermann, 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, the Grantor, does further covenant and bind itself and its successors to warrant and forever defend the title to the said land to the said Arthur K. Hellermann, his heirs and assigns, ("its successors and assigns" if a corporation"), against the lawful claims of all persons, whomsoever.

1. GENERAL COVENANTS:

A. 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.

B. 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 1st day of February, 19 66, 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.

C. The Grantee agrees for itself, its successors and assigns, to or of the property or any part thereof, that the Grantee and such successors or assigns shall:

(1) Not discriminate upon the basis of race, creed, color or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon or on any part thereof; and this covenant shall be binding to the fullest extend permitted by law and equity, for the benefit and in favor of, and enforceable by (a) the Grantor, its successors and assigns, (b) the Metropolitan Government of Nashville and Davidson County, State of Tennessee, and any successor in interest to the property, or any part thereof, (c) the owner of any other land, or of any interest in such land, within the Project Area which is subject to the land use requirements and restrictions of the Redevelopment Plan, and (d) the United States, against the purchaser, its successors and assigns and every successor in interest to the property, or any part thereof or interest therein, and any party in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of, the provisions of Sections 1-A and 1-C(1) it is intended and agreed that the Grantor and its successors and assigns shall be deemed beneficiaries of the covenants provided in Sections 1-A and 1-C(1) hereof, and the United States shall be deemed a beneficiary of the Covenant provided in Section 1-C(1) hereof, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Grantor and the United States, for the entire period during which such covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such covenants relate. The Grantor shall have the right, in the event of any breach of any such covenants, and the United States shall have the right in the event of any breach of the covenant provided in Section 1-C(1) hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which it or any other beneficiaries of such covenant may be entitled.

Said property is conveyed subject to the following easements, to wit:

1. All easements recorded in the Register's Office of Davidson County, Tennessee.

2. (Others) As may be applicable.

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 13th day of January, 1967.

THE NASHVILLE HOUSING AUTHORITY

By T. Scott Fillebrown
Chairman

(SEAL)

ATTEST:

Gerald Gimre
Secretary

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Before me, R. 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 acknowledged 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 13th day of January, 1967.

R. W. Howard
Notary Public

My Commission expires:

July 22 1967

58867

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 30 10 47 AM '67
NOTED BOOK 115 PAGE 683
RECORDING FEE $ 3.25
DEP. REG. H