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:
C. W. A. Apartments No. 2, Inc.	Guaranty Mortgage Company	Map. 93-4
(Name)	(Name)	
440 Shelby Avenue	316-318 Union Street	Par. 52
(Street Address or Route Number)	(Street Address)	
Nashville, Tennessee	Nashville, Tennessee	PW
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

WARRANTY DEED

Land Disposition Parcel No. 299-RE

FOR AND IN CONSIDERATION of the sum of Thirty-six Thousand Five Hundred and no/100----------Dollars ($ 36,500.00) cash in hand paid to The Nashville Housing Authority by C.W.A. APARTMENTS, No. 2 Inc., 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 C.W.A. APARTMENTS, No. 2 Inc., the Grantee, its 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 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 12, 13, and 14 on the Plan of J. H. Kendrick's Subdivision of Lot No. 28 of the John Shelby Property, as of record in Book 94, page 554; and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on the Plan of P. D. Williams Subdivision of Lot No. 29 of the Shelby Estates as of record in Book 21, page 142, Register's Office for Davidson County, Tennessee; and City Alley's Nos. 268 and 268½ closed by Metropolitan County Council Bill No. 62-279, and described according to N.H.A. Census Track No. 30 and according to a survey made by James L. Murphy Company of Engineers, dated June 19, 1967.

Beginning at a point at the southwesterly intersection of Shelby Avenue and South 6th Street, said point being the northeasterly corner of the property herein described; thence along the southwesterly margin of South 6th Street south 24° 35' east 347.76 feet to a point, the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve in a southwesterly direction 27.33 feet to a point in the northwesterly margin of Sylvan Street; thence along the said margin of said street south 64° 53' west 535.38 feet to a point; the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve in a northwesterly direction 27.73 feet to a point in the northeasterly margin of South 5th Street; thence along the margin of said street north 24° 19' 40" west 339.80 feet to a point the beginning of another curve to the right having a radius of 10.00 feet; thence around said curve in a northeasterly direction 15.60 feet to a point in the southeasterly margin of Shelby Avenue; thence along said margin of said Avenue, north 65° 07' east 558.90 feet to the point of beginning.

Being the same property conveyed to The Nashville Housing Authority by deed from E. M. Fleming etux, et als, of record in Book 3177, page 25, Book 3105, page 515, Book 3102, page 119, Book 3104, page 199, Book 3127, page 511, Book 3099, page 192, Book 3128, page 103, Book 3096, page 505, Book 3075, page 584, Book 3132, page 328, Book 3131, page 473, Minute Book 66, page 488, Circuit Court, Book 3101, page 394, Book 3129, page 607, Book 3129, page 185, Book 3182, page 41, Book 3129, page 185, Book 3128, page 101, Book 3127, page 457, Book 3182, page 508, Book 3182, page 41, Book 3128, page 457, Book 3429, page 575, Book 3308, page 443, Book 3099, page 195, Book 3132, page 328, Book 3280, page 480, Book 3099, page 1117, Book 3074, page 525, Book 3179, page 49, Book 3339, page 468, Book 3075, page 405, Book 3074, page 199, Book 3308, page 443, 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 C.W.A. APARTMENTS, No. 2 Inc., its heirs and assigns, ("its successors and assigns" if a corporation), forever.

And The Nashville Housing Authority, the Grantor, does covenant with the said C.W.A. APARTMENTS, No. 2 Inc., 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 C.W.A. APARTMENTS, No. 2 Inc., its 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 23rd day of May, 19 67, 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 3rd day of July, 1967.

THE NASHVILLE HOUSING AUTHORITY

By T. Scott Fillebrown
Chairman

(SEAL)

ATTEST:
Gerald Gimre
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 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 3rd day of July, 1967.

B. W. Howard
Notary Public

My Commission expires:

April 26, 1971

NOTARY PUBLIC B. W. HOWARD DAVIDSON COUNTY

STATE TAX $ 5.475
PROBATE .50
TOTAL $ 5.525

PAID JUL 13 1967 nmk
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

BOOK 4151 PAGE 890

79687

WARRANTY DEED

From: The Nashville Housing Authority

To: CWA Apartments, Inc., No. 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 13 2 01 PM '67

NOTED: BOOK 116 PAGE 279
RECORDING FEE $ 7.50
DEP. REG. TR