is instrument prepared by The Nashville Housing Authority, 701 So. 6th St., Nashville, Tenn.37206

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edgehill Village Apartments #2 (Name)	Same as new owner (Name)	
615 Main Street (Street Address or Route Number)	BOOK 4353 PAGE 907 (Street Address)	Map. 105-5 Par. 508-509 Par. 510-511-512
Nashville, Tennessee 37206 (City) (State) (Zip Code)	(City) (State) (Zip Code)	Map. 105-6 Par. 333 pW

WARRANTY DEED

Land Disposition Parcels Nos. 98A-GR, 99A-GR, 115A-GR, 115B-GR, 136-GR and 137-GR

FOR AND IN CONSIDERATION of the sum of Sixty One Thousand, Nine Hundred Ninety Five and 91/100---------- Dollars ($ 61,995.91) cash in hand paid to The Nashville Housing Authotity by Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., 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 Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr. , the Grantee, their 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:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, 5 and 6 on the Plan of Edgehill Village, Section Two, as of record in Book 4175, page 66, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, as follows:

LOT 1 is described as follows:
BEGINNING at a monument in the southerly margin of Edgehill Avenue, at the common corner of Lot 2 on the Plan of the Resubdivision of Edgehill Estates, Section One, and Lot 1 of the Subdivision hereinabove referred to; thence with the margin of Edgehill Avenue, easterly along a curve, 121.29 feet to a monument at the entrance to Hillside Avenue; thence around a curve southeasterly 43.02 feet to a monument in the westerly margin of Hillside Avenue; thence with the margin of the same, South 12° 51' West 145.88 feet to a monument; thence continuing with the margin of said Avenue, southerly along a curve, 187.95 feet to a monument; thence around a curve, southwesterly 41.54 feet to a point in the northerly margin of an unnamed Street; thence with the margin of the same, North 53° 13' East 3.51 feet to another monument in the margin of said Street; thence continuing with the same along a curve, 69.20 feet to a monument in the northerly margin of said Street; thence continuing with the same, North 84° 56' West 8.98 feet to a monument; thence leaving said Street, North 12° 36' East 328.79 feet to the point of beginning, containing 48,865.4 square feet, more or less.

LOT 2 is described as follows:
BEGINNING at a monument in the northwesterly margin of Hillside Avenue at the entrance to an unnamed Street dividing Lots 1 and 2 on said plan; thence with the margin of Hillside Avenue, southwesterly along a curve 52.26 feet to a monument; continuing with said Avenue along a curve 75.70 feet to a monument in the margin of said Avenue; thence South 54° 43' West 46.69 feet to a monument in the margin of said Avenue; thence along a curve southwesterly 230.43 feet to a monument at the entrance to an unnamed Street; thence around a curve southwesterly 37.34 feet to a point in the northerly margin of an unnamed Street; thence with the margin of the same, North 60° 49' 07" West 51.72 feet to a monument in the margin of said unnamed Street; thence

with the same northwesterly around a curve 47.77 feet to a monument in the margin of said Street; thence North 70° 46' 13" West 67.23 feet to a monument in said Street; thence northwesterly along a curve 29.28 feet to a monument in said Street; thence southwesterly around a curve 85.83 feet to a monument in the northerly margin of said Street; thence with the same, North 84° 35' West 23.48 feet to a monument in the easterly margin of a Pedestrian Walk; thence with the margin of the same, North 9° 53' East 361.27 feet to a monument; thence leaving said Pedestrian Walk South 84° 56' East 293.74 feet to a monument; thence South 5° 04' West 50 feet to a monument; thence South 84° 56' East 101.67 feet to a monument; thence South 9° 55' West 157.53 feet to a monument; thence South 84° 56' East 50 feet to a monument; thence North 9° 55' East 157.53 feet to a monument; thence South 84° 56' East 48.86 feet to a monument; thence around a curve, southeasterly 41.52 feet to a monument; thence South 53° 13' East 3.51 feet to a monument; thence around a curve, southeasterly 41.76 feet to the point of beginning, containing 151,309.5 square feet, more or less.

LOT 3 is described as follows:
BEGINNING at a monument in the westerly margin of Hillside Avenue, at the entrance to an unnamed Street, dividing Lots 2 and 3 on said plan; thence with the margin of said Avenue, southerly along a slight curve, 67.66 feet to a monument; thence South 18° 34' West 200.05 feet to a monument; thence continuing with the margin of said Avenue, southerly along a curve 216.38 feet to an iron pin; thence leaving said Avenue, North 82° 38' West 206.78 feet to a monument in the easterly margin of a Pedestrian Walk; thence with the margin of the same, North 9° 53' East 385.71 feet to a monument; thence leaving said Pedestrian Walk, South 84° 35' East 50 feet to a monument; thence North 9° 53' East 157.52 feet to a monument in the southerly margin of an unnamed Street; thence with the same as follows: South 84° 35' East 16.16 feet to a monument; thence northeasterly around a curve 13.78 feet to a monument; thence easterly along a curve 29.28 feet to a monument; thence South 70° 46' 13" East 67.23 feet to a monument; thence southeasterly along a curve 39.08 feet to a monument; thence South 60° 49' 07" East 51.72 feet to a monument at the beginning of a curve; thence around said curve, southeasterly 37.34 feet to the point of beginning, containing 122,401.3 square feet, more or less.

LOT 4 is described as follows:
BEGINNING at an iron pin in the westerly margin of Hillside Avenue, at the northeast corner of Lot 4; thence with the margin of said Avenue, southerly along a slight curve 238.22 feet to a monument; thence South 9° 54' West 182.71 feet to a monument at the beginning of a curve; thence around said curve southwesterly 22.90 feet to a point in the northerly margin of an alley; thence with the margin of the same, North 82° 38' West 179.41 feet to an iron pin in the easterly margin of a Pedestrian Walk; thence with the margin of the same, North 9° 55' East 434.72 feet to a monument; thence leaving said Pedestrian Walk, South 82° 38' East 201.78 feet to the point of beginning, containing 84,677.8 square feet, more or less.

LOT 5 is described as follows:
BEGINNING at a monument in the easterly margin of Hillside Avenue at the southwest corner of Lot 5 herein described; thence with the margin of said Avenue along a slight curve northwardly 207 feet to a monument; thence continuing with the same, North 18° 34' East 8.79 feet to an iron pin; thence leaving said Avenue, South 84° 35' East 215.09 feet to a monument; thence South 9° 45' West 220.23 feet to a monument; thence North 82° 38' West 241.68 feet to the point of beginning, containing 49,600.0 square feet, more or less.

LOT 6 is described as follows:
BEGINNING at a monument in the southeasterly margin of Hillside Avenue at the northerly corner of Lot 6 herein described; thence leaving said Avenue, South 9° 54' West 408.39 feet to a monument; thence North 84° 35' West 220.15 feet to an iron pin in the easterly margin of Hillside Avenue; thence with the margin of the same as follows: North 18° 34' East 55.98 feet to a monument; continuing with the margin of said Avenue, northeasterly along a curve, 362.79 feet to a monument; thence North 54° 43' East 46.69 feet to a monument in said Avenue; thence along a curve northeasterly 25.53 feet to the point of beginning, containing 59,778.6 square feet, more or less.

Title to said tracts is vested in The Nashville Housing Authority by the following instruments:

(1) by deed from Freeman Turner and wife, in Book 4154, page 253;

(2) by deed from Thomas Work and wife, of record in Book 4172, page 950;

(3) by deed from Esper Helm and wife, as of record in Book 4181, page 529;

(4) by deed from R. E. Worrall, Clerk of the County Court, of record in Book 4225, page 629;

(5) by deed from Roy W. Autenrieth and wife, in Book 4179, page 67;

(6) by deed from Will Hutton and wife, in Book 4039, page 905;

(7) by deed from George L. Rooker, Clerk of the Circuit Court, in Book 4319, page 380;

(8) by deed from George Rooker, Clerk of the Circuit Court, of record in Book 4288, page 657;

(9) by deed from Hugh Nichols and wife, in Book 4302, page 800;

(10) by deed from Mrs. Josephine Bell, in Book 4179, page 65;

(11) by deed from Ronnie Carman and wife, in Book 4178, page 604;

(12) by deed from Freeman Turner, Jr., and wife, in Book 4216, page 469;

(13) by deed from Jesse D. Walker and wife, in Book 4180, page 557;

(14) by deed from Hugh Nichols and wife, as of record in Book 4302, page 801;

(15) by deed from Elnora Thornton, a widow, as of record in Book 4176, page 740;

(16) by deed from Samuel Wordlaw and wife, in Book 4252, page 206;

(17) by deed from Alvin N. Greenberg and wife, in Book 4157, page 899;

(18) by deed from Mary K. Davis, in Book 4181, page 102;

(19) by deed from Thelma Hyde, a widow, in Book 4177, page 197;

(20) by deed from Edward Gilbreath and wife, in Book 4178, page 602;

(21) by deed from E. D. Reynolds and wife, in Book 4186, page 820;

(22) by deed from Katherine E. Gilmore, of record in Book 4209, page 424;

(23) by deed from Dashel Spencer in Book 4184, page 731;

(24) by deed from Magnolia Spencer in Book 4245, page 34;

(25) by deed from Floy Bailey Hutchison, of record in Book 4252, page 841;

(26) by deed from Marion Truett Duke, in Book 4187, page 52;

(27) by deed from Oscar Hailey and wife, in Book 4177, page 891;

(28) by deed from Lillian Lee Walden, in Book 4221, page 847;

(29) by deed from Gilmore-Clunan Company, in Book 4214, page 693;

(30) by deed from Robert Stewart, unmarried, in Book 4155, page 705;

(31) by deed from Nancy Drew, et al, in Book 4155, page 703;

(32) by deed from Gilmore-Clunan Company in Book 4268, page 273;

(33) by deed from O. C. Cosby, Sr., and wife, in Book 4178, page 820;

(34) by deed from Joe S. Haley, Sr., and wife, in Book 4068, page 609;

(35) by deed from Cornelius E. Bailey and wife, in Book 4108, page 540;

(36) by deed from Viola Davis of record in Book 4103, page 357;

(37) by deed from Johnny May Vorhies, a widow, in Book 4250, page 314;

(38) by deed from Alex Rucker, et al, in Book 4188, page 479;

(39) by deed from Minnie Elizabeth Work Couch, et al, of record in Book 4185, page 757;

(40) by deed from Lucille Sherrill, in Book 4180, page 362;

(41) by deed from Julie Mae Turner, a widow, in Book 4170, page 938;

(42) by deed from Mrs. Bessie S. Hutson, in Book 4170, page 942;

(43) by deed from Lena B. Rich, now Simmons, in Book 4270, page 291;

(44) by deed from Joseph E. Scales and wife, in Book 4111, page 972;

(45) by deed from Herbert Brown and wife, in Book 4126, page 487;

(46) by deed from Josie Ella Davis Lee, in Book 4063, page 424;

(47) by deed from Harris A. Gilbert, Trustee, in Book 4108, page 977;

(48) by deed from Gilbert Folyd and wife, in Book 4040, page 571;

(49) by deed from Haywood Realty Company, in Book 4218, page 719;

(50) by deed from Smith Cheatem and wife, in Book 4179, page 359;

(51) by deed from Alexander Coure, et al, in Book 4179, page 986;

(52) by deed from George Rooker, Clerk of the Circuit Court, in Book 4248, page 34;

(53) by deed from George Rooker, Clerk of the Circuit Court of record in Book 4305, page 522;

(54) by deed from George L. Rooker, Clerk of the Circuit Court, as of record in Book 4255, page 81;

(55) by deed from Alfred G. Rutherford, Clerk of the Circuit Court, of record in Book 4222, page 95;

(56) by deed from George L. Rooker, Clerk of the Circuit Court in Book 4291, page 363;

(57) by deed from Alfred G. Rutherford, Clerk of the Circuit Court in Book 4159, page 353;

(58) by deed from George Rooker, Clerk of the Circuit Court of record in Book 4242, page 995;

(59) by deed from Alfred G. Rutherford, Clerk of the Circuit Court in Book 4233, page 93;

(60) by deed from George Rooker, Clerk of the Circuit Court in Book 4248, page 37;

(61) by deed from Alfred G. Rutherford, Clerk of the Circuit Court of record in Book 4233, page 81;

(62) by deed from George Rooker, Clerk of the Circuit Court of record in Book 4301, page 752;

(63) by deed from Alfred G. Rutherford, Clerk of the Circuit Court of record in Book 4332, page 729;

(64) by deed from George L. Rooker, Clerk of the Circuit Court of record in Book 4332, page 708;

(65) by deed from George L. Rooker, Clerk of the Circuit Court of record in Book 4332, page 720;

(66) by deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4343, page 109;

all in the Register's Office for Davidson County, Tennessee; and by Ordinance Nos. 68-512, a certified copy of which is of record in Book 4252, page 502, said Register's Office; and Ordinance No. 69-781, closing certain streets and alleys.

together with all right, title and interest which the grantors have, or ever may have in and to adjoining street or streets, alley or alleys or any other right-of-way or in any easement to which the above Property is dominant or servient.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., their heirs and assigns, ("its successors and assigns" if a corporation), forever.

And The Nashville Housing Authority, the Grantor, does covenant with the said Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., 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 Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., their heirs and assigns, ("its successors and assigns" if a corporation), against the lawful claims of all persons, whomsoever, and The Nashville Housing Authority, the Grantor, and Edgehill Village Apartments #2, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., the Grantee further bind themselves as follows:

1. GENERAL COVENANTS:

A. The Grantee agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, that the Property, or any part thereof, will be devoted to, and only to and in accordance with, the uses specified in the Urban Renewal Plan, and the Contract for Sale of Land entered into between the parties hereto, for the purchase and redevelopment of the Property, dated the 19th day of May, 1969, which is specifically made a part hereof by reference as though fully and completely set out herein.

B. 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 Section C of the Urban Renewal Plan for the Edgehill Urban Renewal Project, Tenn. R-69 of record in Book 4220, page 723, in the Register's Office of Davidson County, Tennessee, which are specifically made a part hereof by reference, as though fully and completely set out herein.

C. This parcel of land, described herein, is located in an area designated by the Urban Renewal Plan for the Edgehill Urban Renewal Project, Tenn. R-69 for use as GENERAL RESIDENCE and this conveyance is specifically made subject to the restrictions, terms and conditions of the said Plan. R. P. Map No. 2, known as the "Land Use Plan" is an excerpt from the Plan and is recorded, for reference purposes, in the office of the Metropolitan Clerk, said Map being specifically made a part hereof by reference as though fully and completely set out herein.

D. 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 for Sale of Land entered into the 19th day of May, 1969, by Grantor and Grantee, compliance with which by Grantee shall be evidenced by a "Certificate of Completion" from the Grantor to that effect issued to the Grantee and recorded in the Register's Office of Davidson County, Tennessee.

"The Certificate of Completion" issued by the Grantor shall be a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement and in the Deed with respect to the obligations of the Grantee, and its successors and assigns, to construct the improvements and the dates for the beginning and completion thereof.

The Grantee for itself, its successors and assigns, and every successor in interest to the Property, or any part thereof, to promptly begin and diligently prosecute to completion the redevelopment of the Property, and that such construction or redevelopment shall in any event be begun within the period specified in Section 4 of Part I hereof and be completed within the period specified in said Section 4 of Part I. It is intended and agreed that such agreements and covenants shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, except only as otherwise specifically provided in the Agreement itself, be, to the fullest extent permitted by law and equity, binding for the benefit of the community and the Grantor and enforceable by the Grantor against the Grantee and its successors and assigns to or of the Property or any part thereof or any interest therein.

In the event of any default, failure, violation, or other actions or inaction by the Grantee, subsequent to this conveyance from the Grantor and prior to the issuance and recording of the "Certificate of Completion", to remedy, end, or abrogate such default, failure, violation, or other action or inaction, specified in subdivisions (a), (b), and (c) of Section 704 of Part II of said Contract for Sale of Land, the Grantor at its option may declare a termination in favor of the Grantor, of the title, and of all the rights and interest in and to the Property shall revert to the Grantor in accordance with and in the manner specified in said Contract for Sale of Land. Said subdivisions list, in part, noncompliance acts pertaining to the construction of improvements, failure to pay or have released liens or encumbrance, and violations pertaining to the transfer of the Property or change in the ownership or distribution of the stock of the Grantee.

E. 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 extent 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, all provisions of Sections 1-A, 1-B, 1-C, 1-D, 1-E and 1-E(1), it is intended and agreed that the Grantor and its successors and assigns shall be deemed beneficiaries of the covenants provided in said Sections hereof, and the United States shall be deemed a beneficiary of the Covenant provided in Section 1-E(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-E(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 or 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) Those easements shown on subdivision plat of record in Book 4175, page 66, in said Register's Office.

By the acceptance of delivery of this Deed, Grantee accepts these restrictions,

terms and conditions.

BOOK 4353 PAGE 915

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 25th day of July, 1969.

THE NASHVILLE HOUSING AUTHORITY

By _____
Chairman

(SEAL)

ATTEST:

_____
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4353 PAGE 916

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, of this the 25th day of July, 1969.

B. W. Howard
Notary Public

My Commission expires:

April 26, 1971

IDENTIF. REFERENCE

JUL 30 12 51 PM '69

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

A 4 9 1 5 7.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,995.91.

L. H. Hardaway Sr.
L. H. Hardaway Jr.
(Affiant)

Subscribed and sworn to before me, this the 25th day of July 1969.

Frances T. Sperry
Frances T. Sperry, Notary Public

My Commission expires: February 14, 1973

JUL 30 CONV 61,995.91
JUL 30 ST TAX A* 161.20
JUL 30 PRT FEE A* .50
JUL 30 MTGEED A* 15.00 * 176.70