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

Address New Owner(s) As Follows: Trustees of Kayne Avenue Baptist Church and their successors in office	Send Tax Bills To: Exempt(church)	Map-Parcel Numbers: Map. 102-F-1
(Name)	(Name)	Par. 325 thru
12th Avenue, South		
(Street Address or Route Number)	(Street Address)	332
Nashville, Tennessee 37203		
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

WARRANTY DEED

BOOK 4491 PAGE 966

Land Disposition Parcel No. 66A-GR

FOR AND IN CONSIDERATION of the sum of Twenty-four Thousand and 00/100---------

---------- Dollars ($ 24,000.00)

cash in hand paid to The Nashville Housing Authority by Trustees of Kayne Avenue Baptist Church and their successors in office , 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 Trustees of Kayne Avenue Baptist Church and their successors in office , 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:

Being Lot No. 1 on the Plan of Edgehill Estates, Section 32, as of record in Book 4300, page 88 , Register's Office for said County, and described as follows:

BEGINNING at a monument in the westerly margin of 12th Avenue South, 302.5 feet south of Grand Avenue; thence with the margin of 12th Avenue South, South 12° 47' West, 236.10 feet to a point, and continuing with said Avenue, along a slight curve 32.77 feet to a point, continuing with said Avenue, South 14° 58' West, 135.16 feet to a monument; thence leaving said Avenue, North 76° 42' West, 147.89 feet to a railroad spike in the easterly margin of Alley No. 428; thence with the same and along a new dedicated alley, 177.95 feet to a turn in said alley; thence North 81° 36' West with the northerly margin of the new dedicated alley, 173.90 feet to a point in the easterly margin of 13th Avenue South; thence with the same, North 18° 45' East, 77.87 feet to a point; continuing with said Avenue, North 10° 13' East, 135.35 feet to a point; thence leaving said Avenue, South 82° 15' East 303.23 feet to the point of beginning.

Being property conveyed to The Nashville Housing Authority, by the following deeds: one from Gordon Drake and wife, as of record in Book 4046, page 528; by deed from Kathryn Parrish Thurman, et al, as of record in Book 4400, page 304; by deed from Owen Harris, Jr. and wife, et al, as of record in Book 4183, page 787; by deed from Walter M. Parrish, et al, as of record in Book 4389, page 374; by deed from Beatrice Fuller, et al, as of record in Book 4118, page 671; by deed from Alvin N. Greenberg and wife, as of record in Book 4100, page 548; by deed from Dave M. Alexander, Jr. and wife, as of record in Book 4320, page 513; by deed from Alvin N. Greenberg and wife, as of record in Book 4384, page 898; by deed from Sam Silverman and wife, of record in Book 4397, page 589; by deed from George L. Rooker, Clerk of the Circuit Court, as of record in Book 4332, page 702; by deed from Mamie Carver Woodard, now Pitt, as of record in Book 4379, page 775; by deed from Peter Madison Drake, unmarried, as of record in Book 4358, page 252; by deed from Alice Lucille Brooks, as of record in Book 4381, page 841; by deed from Mary L. Overton, et al, as of record in Book 4411, page 333; by deed from Lillian K. Cannon, as of record in Book 4101, page 579; and by virtue of Ordinance No. 70-1328 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee, closing certain streets and alleys, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trustees of Kayne Avenue Baptist Church and their successors in office, their heirs and assigns, ("its successors and assigns" if a corporation), forever.

And The Nashville Housing Authority, the Grantor, does covenant with the said Trustees of Kayne Avenue Baptist Church and their successors in office, 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 defen the title to the said land to the said Trustees of Kayne Avenue Baptist Church and their successors in office, 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 Trustees of Kayne Avenue Baptist Church and their successors in office, 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 5th day of November, 1970, 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 5th day of November, 1970, 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, agrees 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 of said Contract for Sale of Land 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 otherwide, 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, non-compliance 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, and every successor in interest to the Property, 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 I-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) Easement for utilities as retained in Ordinance No. 70-1328 of the ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee.

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

terms and conditions.

BOOK 1491 PAGE 970

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 31st day of March, 1971.

THE NASHVILLE HOUSING AUTHORITY

By W. E. Butcher
Vice Chairman

(SEAL)

ATTEST:

Secretary

B 10307

IDENTIF. REFERENCE

Apr 8 11 40 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-8	CONV	24,000.00				
APR-8	S'TAX		A*	62.40		
APR-8	PR'FEE		A*	.50		
APR-8	W'DEED		A*	9.00	*	71.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 1491 PAGE 971

Before me, B. W. Howard, a Notary Public within and for the State and County aforesaid, personally appeared W. E. Buttram and Jack D. Herrington, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice Chairman and Secretary respectively of The Nashville Housing Authority, the within named bargainor, a corporation, and that they as such Vice Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purposes thereon contained by signing the name of the Corporation by the said W. E. Buttram as such Vice Chairman, and attesting the same by the said Jack D. Herrington as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, of this the 31st day of March, 1971.

B. W. Howard
Notary Public

My Commission Expires:
April 28, 1971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Lynn P. Tolleson, Jr., Attorney
(Affiant)

Subscribed and sworn to before me, this the 8th day of April, 1971.

W. W. Williams
~~Notary Public~~
Dep. Register

~~My Commission Expires~~: