This 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:
Sylvan Street Baptist Church		Map 82-7
(Name)	(Name)	Par. 156-157
326 Arrington Street	- Same -	
(Street Address or Route Number)	(Street Address)	
Nashville, Tennessee 37207		
(City) (State) (Zip Code)	(City) (State) (Zip Code)	
	BOOK 4546 PAGE 400	AV

WARRANTY DEED

Land Disposition Parcel No. 806-RB

FOR AND IN CONSIDERATION of the sum of Four Thousand, Fifty and 00/100---------

---------- Dollars ($4,050.00)

cash in hand paid to The Nashville Housing Authority by Trustees of the Sylvan Street Baptist Church, the receipt of which is hereby acknowledged, The Nashville Housing Authority, a public body and a body corporate

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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 the Sylvan Street Baptist Church, 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 Lots Nos. 53 and 54 in the East Nashville Real Estate Company's Plan, as of record in Book 57, page 11, Register's Office for said County, described according to a survey made by Barge, Waggoner & Summer, on June 9, 1971 as follows:

BEGINNING at a point in the south margin of Arrington Street, said point being 164.0 feet west from the southwest intersection of Lischey Avenue and Arrington Street; thence South 7° 40' West, 176.0 feet to a point in a 16 foot alley; thence North 82° 30' West, 100.00 feet; thence North 7° 40' East, 176.0 feet to a point in the south margin of Arrington Street; thence with the margin of the same, South 82° 30' East, 100.00 feet to the beginning point.

Being the same property conveyed to The Nashville Housing Authority by deed from Charles R. Hawkins and wife, Nannie Hawkins, of record in Book 4437, page 767, and by deed from E. C. Denton and wife, Nevada Denton, of record in Book 4439, page 129, 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 Trustees of the Sylvan Street Baptist Church, 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 the Sylvan Street Baptist Church 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 Trustees of the Sylvan Street Baptist Church, their 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 19th day of August, 1971, 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 Urban Renewal 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) None

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 October, 1971.

THE NASHVILLE HOUSING AUTHORITY

By H. B. Crouch
Chairman

(SEAL)

ATTEST: Jack D. Herrington
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 H. B. Crouch and Jack D. Herrington 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 H. B. Crouch as such 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, on this the 13th day of October, 1971.

B. W. Howard
Notary Public

My Commission expires:
April 28, 1975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,050.00.

Moses Taylor
(Affiant)

Subscribed and sworn to before me, this the 13th day of October, 1971.

B. W. Howard
(Notary Public)

My Commission expires:
April 28, 1975

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
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