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This Instrument Was Prepared by
Lewey W. Rodgers (WHE)
Of The Law Firm Of Gass & Saindon
Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Nashville Housing Authority		93-2-4-22
(NAME:)	(NAME:)	SW-165
306-322 First Avenue North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37201		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Thousand No Hundreds and No/100----------($200,000.00)----------*DOLLARS*

cash in hand paid by THE NASHVILLE HOUSING AUTHORITY, the receipt of which is hereby acknowledged,

DEC-6 REC A* 8.00 * 8.00

We, H. G. Hill Realty Company

have bargained and sold, and by these presents do transfer and convey unto the said THE NASHVILLE HOUSING AUTHORITY, its successors

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Three tracts of land in Davidson County, Tennessee, described as follows:

Tract No. I: Being Lot Nos. 4 and 5 in the Subdivision of the Estate of S. V. D. Stout, as of record in Minute Book "B" page 333, Chancery Court of said County, together with 3 inches adjoining said property on the south, described as follows:
Beginning at a point in the easterly margin of First Avenue, North, 82 feet, 6 inches southerly from the southerly margin of Bridge Avenue being the north wall of the building on the land herein conveyed; thence southerly with the easterly margin of said First Avenue, North, 42 feet, 2 inches, more or less, to the south line or wall of the building on the land herein conveyed; thence at right angles easterly with said wall of said building herein conveyed, 300 feet, more or less, to low water mark of the Cumberland River; thence down said River 42 feet, 2 inches, more or less, with said low water mark; thence westerly with the north wall of the said building on the premises in question, 300 feet, more or less, to the beginning.
Being the same property conveyed to H. G. Hill Realty Company by deed from Nashville Trust Company, of record in Book 1115, page 129, Register's Office for said County.

Tract No. II: Lot No. 174 and 2 feet and 11 1/2 inches off the northern side of Lot No. 175, in the Original Plan of the Town of Nashville, Tennessee, not of record, and described as follows:
Beginning at the northwest corner of said Lot No. 174 being also the southeast corner of First Avenue, North, formerly Front or Water Street, and old Loaf Alley, now Bridge Street or Avenue, and running thence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 200,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of December 19 71

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

southerly with the easterly margin of First Avenue, North, 82 feet, 8 inches, more or less, to the northwest corner of Lot No. 4 in the Plan of the division of the Estate of S. V. D. Stout, deceased; thence easterly with the northern line of said Lot No. 4, to a low water mark of the Cumberland River; thence northerly along said low water mark of said river to the northerly line of said Lot No. 174; and thence westerly along said northerly line of Lot No. 174, and the southerly margin of Bridge Street or Avenue, 210 feet, more or less, to the beginning; being composed of Lot Nos. 1, 2 and 3 in the Plan of the division of the Estate of S. V. D. Stout, deceased, of record in Minute Book B, Page 333, of the Chancery Court of Davidson County, Tennessee, and a lot fronting 20 feet and 2 inches on the easterly side of First Avenue, North, and lying immediately North of said Lot No. 1.
Being part of the same property conveyed to H. G. Hill Realty Company by deed from H. G. Hill Company, of record in Book 752, page 528, said Register's Office.

Tract No. III: Being parts of Lot Nos. 175 and 176 in the Original Plan of Nashville, not of record, and the old 16 1/2 foot alley, formerly known as Buzzard's Alley, lying between said Lot Nos. 175 and 176, described as follows: Beginning on the easterly margin of First Avenue, North, formerly Water or Front Street, at the southwest corner of 3 inches of ground conveyed by George W. W. Sweeney to Thomas F. Murphy by deed of record in Book 96, page 597, said Register's Office; thence with the easterly margin of said Avenue, southerly 61 feet, 2 inches, more or less, to the northwest corner of 7 inches of ground conveyed by George W. W. Sweeney and wife, to Isabella Smith by deed of record in Book 139, page 246, said Register's Office; thence with said Smith's northerly line easterly to low water mark on Cumberland River; thence down said river northerly 61 feet, 2 inches, more or less, to said Murphy's southeast corner; thence with said Murphy's southerly line westerly to the beginning and being the same property conveyed by Simon Lieberman and Andrew O'Brien to W. L. Horn, Trustee for the Bosley estate and Whitworth Heirs by deed of record in Book 356, page 281, said Register's Office.
Being the same real property conveyed to H. G. Hill Realty Company by deed from Gertrude B. Whitworth, of record in Book 1086, page 258, said Register's Office.

Together with all right, title and interest in and to any streets or alleys adjoining or abutting thereon or any other right-of-way or any easement to which this property is dominant or servient.

This is unimproved ( ) improved (X) property, known as 306-322 First Avenue North (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE NASHVILLE HOUSING AUTHORITY, its successors ~~heirs~~ *and assigns, forever.*

And We *do covenant with the said* THE NASHVILLE HOUSING AUTHORITY, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And We *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* The NASHVILLE HOUSING AUTHORITY, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 6th *day of* December, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. G. Hill Realty Company

By: H. R. Hinton
Vice President.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ensey *, a Notary Public of the State and County aforesaid, personally appeared* H. R. Flintoff *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* H. G. Hill Realty Company *, the within named bargainor, a corporation, and that* he *as such* Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Nashville, Tennessee
this 6th *day of* December *, 19* 71

Mary Ensey
Notary Public

Commission Expires June 6, 1972

Quan. Title 201062

WARRANTY DEED

FROM

H. G. Hill Realty Company

TO

Nashville Housing Authority

B 4021 1

IDENTIF. REFERENCE

DEC 6 1 38 PM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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