ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John M. Sowell, ET UX (NAME)	First Federal Savings & Loan Assoc (NAME)	16W-15735
1807 Hillside Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th at Union Street (STREET ADDRESS)	105-9-458 LR
Nashville, TN 37203 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN and no/100----------DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

METROPOLITAN DEVELOPMENT & HOUSING AGENCY, formerly The Nashville Housing Authority have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. SOWELL AND WIFE, OLA MAI SOWELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Edgehill Estates, Section 95, of record in Book 4715, page 177, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southerly margin of Wade Avenue, said point being the common front corner of Lots 1 and 2 of said plan; thence, with the line between said two lots, southerly 88.92 feet to an iron pin; thence leaving said common line South 81° 12' 30" East 99.71 feet to a concrete monument in the westerly margin of Hillside Avenue; thence with the margin of the same, northerly 65.49 feet to a concrete monument at the beginning of a curve to the left having a radius of 20.0 feet; thence around said curve northwesterly a distance of 30.91 feet to a concrete monument in the southerly margin of Wade Avenue; thence, with the margin of the same westerly 77.98 feet to the point of beginning.
Being part of the property conveyed to Metropolitan Development and Housing Agency, formerly The Nashville Housing Authority by deed from Edna Arnett Jones in Book 4301, page 25, Register's Office for Davidson County, Tenn, and by deed from George L. Rooker, Clerk of the Circuit Court of Davidson County, Tenn, of record in Book 4329, page 924, Register's Office.

Subject to restrictions of record in Book 4220, page 723, Register's Office.

THIS CONVEYANCE of said property is made expressly subject to these Grantees and future Grantees, their heirs and assigns, being members of a "Homeowners Association" that is or will be formed in accordance with the requirements of the Turnkey III, Homeownership Opportunity Program, Project Tenn 5-18 and the said Grantees or Owners must comply with the By-Laws and/or Charter of the said "Association" and the said Grantees or Owners are subject to assessment for the payment of maintenance and management fees, if any, for the common properties designated by said Project No. Tenn 5-18. The "Association" and/or the Metropolitan Development and Housing Agency may file a lien to secure payment of said fees, which lien would be secondary to any first mortgage on said property."

unimproved ( )
This is improved (x) property, known as 1807 Hillside Avenue (House Number) (Street)
Nashville, Tenn 37203 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of November, 19 80.

Metropolitan Development & Housing Agency
By: Carleen Waller

Carleen Waller, Chair — Gerald F. Nicely, Executive Director

BOOK 5679 PAGE 877

STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Carleen Waller and Gerald F. Nicely with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be Chair and Executive Director respectively of the Metropolitan Development & Housing Agency, the within named bargainor, a corporation, and that _____ as such Chair and Executive Director being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of November, 1980 Janara M. Whitsitt Notary Public

Commission expires 4-11-82

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,133.27
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 14th day of November, 1980.

My commission expires September 25, 1983 Notary Public _____

This instrument was prepared by:

Truman S. Wrenne, Atty	344 4th Avenue North	Nashville, Tenn 37219
Name	Address	

G 1 8 0 7 1

IDENTIFICATION REFERENCE

NOV 19 3 34 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FIRST PIONEER TITLE CO.

WARRANTY DEED - CHECK
G-258299

FROM
Metropolitan Development & Housing Agency

TO
John M. Sowell, ET UX

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5679 PAGE 878

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30133.27- CO	
			78.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.76-
			5249A11/18/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 8 0 7 1 :

IDENTIF. REFERENCE

Nov 18 3 34 PM '80

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

No. 792683