8752 11/26 68.64- CHECK

BOOK 5683 PAGE 322

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Audrey L. Pitts (NAME)	First Federal Savings & Loan Assoc (NAME)	10W-4295
120 Marshall Court (STREET ADDRESS OR ROUTE NUMBER)	4th at Union Street (STREET ADDRESS)	105-1-581 Js
Nashville, Tenn 37212 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn 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
AUDREY L. PITTS, unmarried

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. 4 on the Revised Plan of Edgehill Estates, Section 98, of record in Book 4860, page 54, Register's Office for said County.

Said Lot 4 fronts 35.01 feet on the southeasterly cul-de-sac of Marshall Court and extends back 114.64 feet on the northeasterly line and 148.45 feet on the southwesterly line, to a line on the rear which is a broken line on which it measures 135.58 feet.

Being part of the property conveyed to Metropolitan Development and Housing Agency, formerly The Nashville Housing Authority by deeds of record in Book 4310, page 754, Book 4347, page 156 and in Book 4259, page 205, Register's Office for Davidson County, Tennessee.

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 No. 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 120 Marshall Court
(House Number) (Street)
Nashville, Tennessee 37212
(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 25th day of November, 1980.

Metropolitan Development & Housing Agency

By: Carleen Waller

Carleen Waller, Chairman

Gerald F. Nicely, Executive Director

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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 themselves to be Chairman and Executive Director respectively of the Metropolitan Development & Housing Agency, the within named bargainor, a corporation, and that they as such Chairman 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 Carleen Waller as such Chairman and attesting the same by the said Gerald F. Nicely as such Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of November, 19 80.

Angela M. Hart Notary Public

Commission expires 9-25-83

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,873.41
This is equal to or greater than the property would bring at a fair and voluntary sale.

Audrey L. Pitts

Sworn to and subscribed before me
this 25th day of November, 19 80.

My commission expires My Commission Expires May 31, 1981 Notary Public Julia Nance

This instrument was prepared by:

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

G-9243

WARRANTY DEED

G-258301

FROM Metropolitan Development & Housing Agency

TO Audrey L. Pitts, unmarried

IDENTIF. REFERENCE

Nov 26 9 32 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FILE PIONEER TITLE CO.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			23673.41- CO	
			62.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 68.64-	
6752A	11/26/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.9 2 4 3

IDENTIF. REFERENCE

T

NOV 26 9 32 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 794134