8787 04/06 9.00- CHECK BOOK 5729 PAGE 528

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Metropolitan Development and Housing Agency (NAME:) | | 105-5-191 |
| 701 South Sixth Street (STREET ADDRESS OR ROUTE NUMBER) | -Same- (NAME:) (STREET ADDRESS) | 105-5-266<br>105-6-180<br>105-9-102 |
| Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten Thousand, Two Hundred and NO/100 ($10,200.00) *DOLLARS*

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Maurice Karr and wife, Joy R. Karr, the grantors,

(Joy R. Karr is the one and same person as Mrs. Maurice Karr as mentioned in the below listed descriptions.)

*have bargained and sold, and by these presents do transfer and convey unto the said* Metropolitan Development and Housing Agency, its successors and assigns, ~~heirs and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1, being Lot No. 1, Section 25, Edgehill Estates, of record in Book 4350, page 126, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Lynwood Avenue at the N. W. margin of the herein described tract; thence, with said Avenue, South 82° 41' East, 14.71 feet to a point in the beginning of a curve to the right having a radius of 20.00 feet; thence, around said curve in a southeasterly direction 25.49 feet to a concrete monument in the southwest margin of the proposed interstate right of way; thence, with said right of way, South 9° 40' East, 103.48 feet to a point in the beginning of a curve to the right having a radius of 15.00 feet; thence, around said curve in a southwesterly direction 27.99 feet to a point in the northerly margin of Alley No. 657 1/2; thence with said alley, North 82° 46' West, 48.12 feet to a point; thence, leaving said Alley, North 6° 37' East, 132.58 feet to the point of beginning.

Being the same property conveyed to Mrs. Maurice Karr, by deed from Metropolitan Development and Housing Agency, of record in Book 5249, page 409, said Register's Office.

TRACT NO. 2, Being Lot No. 1, Section 60, Edgehill Estates, as of record in Book 4595, page 53, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly margin of Wade Avenue at the southeast corner of the herein described tract and the southwest corner of Lot 33 on the Map of Bransford Realty Company's re-subdivision of the north part of A. B. Hill's Subdivision, as of record in Book 421, page 77; thence, with the northerly margin of said road, North 83° 15' West, 41.63 feet to a point in the beginning of a curve to the right having a radius of 15.00 feet; thence around said curve in a northwesterly direction 26.59 feet to a concrete monument in the easterly margin of Alley No. 649; thence with said Alley, North 18° 20' East, 113.00 feet to a point in the beginning of a curve to the right having a radius of 20.00 feet; thence around said curve in a northeast direction 27.37 feet to a point in the southerly margin of Alley No. 658-1/4 (as widened), thence South 83° 15' East, 23.27 feet to a point; thence leaving said alley and with the line between aforesaid

Lot 33 and the herein described tract, South 01° 24' West, 145.00 feet to the point of beginning.

Being the same property conveyed to Mrs. Maurice Karr, by deed from Metropolitan Development and Housing Agency, by deed of record in Book 5249, page 415, said Register's Office.

TRACT NO. 3, Being Lot No. 1 on the Plat of Edgehill Estates, Section 90, of record in Book 4715, page 154, Register's Office for said County.

Said Lot No. 1 fronts 59.00 feet on the east margin of 15th Avenue South and extends back 150.00 feet on the north line and 150.00 feet on the south line, to a line in the rear on which it measures 54.95 feet.

Being the same property conveyed to Mrs. Maurice Karr, by deed from Metropolitan Development and Housing Agency, of record in Book 5249, page 397, said Register's Office.

TRACT NO. 4, Being Lot No. 1, Section 61, Edgehill Estates, as of record in Book 4595, page 73, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly margin of Caldwell Avenue, N. E. corner of the herein described tract; thence leaving said Avenue, South 15° 41' West, 184.45 feet to the northerly margin of Alley No. 634; thence with said Alley, North 73° 27' West, 30.03 feet to a point in the beginning of a curve to the right having a radius of 20.00 feet; thence around said curve in a N. W. direction 30.71 feet to a point in the easterly margin of Alley No. 434 (as widened); thence with said Alley, North 14° 31' East, 150.21 feet to a concrete monument in the beginning of a curve to the right having a radius of 15.00 feet; thence around said curve in a northeasterly direction 24.30 feet to a point in the southerly margin of Caldwell Avenue; thence with said Drive, South 72° 39' East, 37.34 feet to the point of beginning.

Being the same property conveyed to Mrs. Maurice Karr, by deed from Metropolitan Development and Housing Agency, of record in Book 5249, page 403, said Register's Office.

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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* Metropolitan Development and Housing Agency, its successors and assigns, ~~heirs and assigns~~, *forever.*

*And* we *do covenant with the said* Metropolitan Development and Housing Agency *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.* EXCEPT FOR 1981 REAL PROPERTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE.

*And* we, the grantors herein *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 herein, its successors and assigns ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever. Witness* our *hands this* 4th *day of* March, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maurice Karr
Maurice Karr

Joy R. Karr
Joy R. Karr

BOOK 5729 PAGE 530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Maurice Karr and wife, Joy R. Karr

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 1981.

Jan Minshall, Notary Public.

Commission Expires 7-18-82.

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, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

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

.....
Notary Public

Commission Expires .....

IDENTIF. REFERENCE
Apr 6 12 40 PM 81
FELIX WILSON REGISTER
DAVIDSON COUNTY TENN.

RUSH

63.6.263

This Warranty Deed was prepared by the Metropolitan Development and Housing Agency, 701 South Sixth Street, Nashville, Tennessee.