B04 12

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Margaret E. and Allen L. Rogers (NAME)	Metropolitan Federal Savings & Loan (NAME)	105-1-563 MS
1025 Fourth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5959 PAGE 79

For and in consideration of the sum of Ten and No/100---------- DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations the receipt of which is hereby acknowledged, we, Metropolitan Development and Housing Agency, formerly The Nashville Housing Authority, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Margaret E. Rogers, unmarried, and Allen L. Rogers, 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. 6 on the Plan of Edgehill Estates, Section 97, of record in Book 4675, page 148, Register's Office, Davidson County, Tennessee.

SAID Lot. No. 6 fronts 52.00 feet on the westerly margin of 14th Avenue South and extends back 142.50 feet on the northerly line and 143.05 feet on the southerly line, to a 20 foot alley on the rear on which it measures 52.00 feet.

BEING part of the same property conveyed to Metropolitan Development and Housing Agency (formerly Nashville Housing Authority), be deed from George L. Rooker, Clerk of Circuit Court of record in Book 4394, page 113, and by deed from W. C. Sheffield and wife, Eula Sheffield, of record in Book 4322, page 958, said 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 designed 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 1025 Fourth Avenue, South
(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 29th day of October, 1982.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Carleen B. Walker
Carleen Walker, Chairman

By:
Gerald F. Nicely, Executive Director

BOOK 5959 PAGE 80

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, 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 and 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 29th day of October, 19 82.

Mary M. Smith Notary Public

Commission expires 1-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,050.76
This is equal to or greater than the property would bring at a fair and voluntary sale.

Carole H. Evans

Sworn to and subscribed before me this 29th day of October, 19 82.

My commission expires 1-15-83 Notary Public Cynthia Holt

This instrument was prepared by:

Thomas I. Holman, 230 Fourth Avenue, North, Nashville, Tennessee 37219
Name Address

581,174-6 RETURN TO
METROPOLITAN FEDERAL

WARRANTY DEED

FROM

METROPOLITAN DEVELOPEMENT

AND HOUSING AGENCY

TO

MARGARET E. ROGERS UNMARRIED

AND

ANNEL L. ROGERS, UNMARRIED

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 2 3 39 PM '82

IDENTIF. REFERENCE

H 15474

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5959 PAGE 81

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
			4050.76- CO	
			62.65 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	69.15-
7602211/02/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 5 4 7 4

IDENTIF. REFERENCE T.

NOV 2 3 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908153