#304157 B04 P3

FORM NO. WD-1

This Instrument Was Prepared By
TURNER, MCKEY & CHERRY
213 Fifth Avenue North
Nashville, Tennessee 37201

BOOK 6260 PAGE 893

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,560.75

Carlee Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 84.

Judy Anderson
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 18, 1987

(AFFIX SEAL) My Commission Expires JAN. 18, 1987

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY	
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret E. Scates (NAME)	Fidelity Federal Savings and Loan (NAME)	105-1-564
1021 14th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET E. SCATES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Edgehill Estates, Section 97, of record in Book 4675, page 97, Register's Office for said County, described as follows:

Said Lot No. 7 fronts 52 feet on the westerly side of 14th Avenue South and extends back between parallel lines 142.50 feet on the south line and 141.96 feet on the north line to an alley.

Being the same property conveyed to Metropolitan Development and Housing Agency, formerly Nashville, Housing Authority by deed from Parthenia Reid Hill of record in Book 4325, page 413, 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 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.

CHECK

unimproved ( )
This is improved (X) property, known as 1021 14th Ave. So., Nashville, Tn. 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

4756 03/30/84

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. Wherever 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 28th day of March, 19 84

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Carleen D. Waller — Gerald F. Nicely

Carleen Waller, Chair
Board of Commissioners

Gerald F. Nicely
Secretary

STATE OF TENNESSEE
Davidson County

BOOK 6260 PAGE 894

Personally appeared before me, Judy Anderson, 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 .

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Judy Anderson, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Chair Board of Commissioners and Secretary respectively of the Metroplitan Development and Housing Agency the within named bargainor, a corporation, and that (he) as such Carleen Waller and Gerald F. Nicely (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carleen Waller as such Chair Board of Commissioners, and attesting the same by the said Gerald F. Nicely as such Secretary

Witness my hand and official seal at office at Nashville, Tn. on this the 28th day of March, 19 84.

My commission expires My Commission Expires JAN. 18, 1987

Judy Anderson
Notary Public

JUDY ANDERSON NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Metroplitan Development Agency

and Housing Agency

TO

Margaret E. Scates

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

MAR 30 2 52 PM '84

I 12434

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6260 PAGE 895

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
			23560.75- CAMT.	
			61.36 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	67.86-
4756A	03/30/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 4

I I 2

IDENTIFICATION REFERENCE

MAR 30 2 52 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24626