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B0413

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22215.79

Carole H. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1984.

Barbara H. Lackey
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 22, 1987

(AFFIX SEAL)

NOTARY PUBLIC

COUNTY

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
Annie J. Hodges, unmarried (NAME)	Fidelity Federal S & L Association (NAME)	105-1-598
121 13th Avenue Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	10W-3993
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 ANNIE J. HODGES, 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. 20, on the Plan of Revised Section 98, Edgehill Estates, of record in Book 4860, page 54, said Register's Office, and being more particularly described as follows:

Said Lot No. 20 fronts 31.17 feet on the west side of 13th Avenue Circle and runs back 107.39 feet on the south line and 90.4 feet on the north line to a total of 101.93 feet on the rear.

Being the same property conveyed to Metropolitan Development and Housing Agency formerly Nashville Housing Authority by deed from Gilmore Glunan Co. of record in Book 4200, page 154, 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.

This is unimproved ( ) improved (X) property, known as 121 13th Avenue Circle (House Number) (Street) Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Postal Zip)

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 30th day of April, 1984

Metropolitan Development and Housing Agency

By: Carleen B. Walker
Chairman

Executive Director

3261

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carlene B. Waller and Gerald F. Nicely and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Chairman and Executive Director respectively of the Metropolitan Development and Housing Agency the within named bargainor, a corporation, and that (he) as such Chairman and Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carlene B. Waller as such Chairman, and attesting the same by the said Gerald F. Nicely as such Executive Director.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April, 19 84.

My commission expires My Commission Expires APRIL 15, 1987

Barbara J. Whittaker
Notary Public

BARBARA J. WHITTAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Metropolitan Development and Housing Agency

TO
Annie J. Hodges, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 1 9 4 3 4

IDENTIF. REFERENCE

MAY 2 2 50 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			22215.78- CAMT.	
			57.72 CSTAX -	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	64.28-
			3261A05/02/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 9 4 3 4

IDENTIF. REFERENCE

MAY 2 2 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32877