B0733

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shirley Ann Johnson and Gordon Johnson, Jr. (NAME)	Engel Mortgage Company, Inc. (NAME)	105-1-606 1.1
1026 Tremont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17325 Glen View Station (STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6352 PAGE 762

For and in consideration of the sum of TEN AND 00/100 DOLLARS---------- DOLLARS

Cash in hand paid by the Grantees

Metropolitan Development and Housing Agency (formerly The Nashville Housing Authority)

have bargained and sold, and by these presents do transfer and convey unto the said SHIRLEY ANN JOHNSON AND GORDON JOHNSON, JR.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED "EXHIBIT A" FOR A MORE COMPLETE AND ACCURATE DESCRIPTION

"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."

AND IS FURTHER SUBJECT TO Restrictive covenants of record in Book 4220, page 723, and matters as shown on the plan of record in Book 4860, page 54, both in the Register's Office for Davidson County, Tennessee.

FEE
REGISTER
DAVIDSON COUNTY, TN
AUG 3 10 55 AM '84
IDENTIF. REFERENCE
140825

unimproved ( )
This is improved (X) property, known as 1026 Tremont Avenue (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 27th day of July, 19 84.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Carleen J. Waller

BOOK 6352 PAGE 753

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, or proved to me on the basis of satisfactory evidence, 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 B. Waller and Gerald F. Nicely with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Themselves to be the Chairman and Secretary respectively of the Metropolitan Development & Housing ~~AGency~~ the within named bargainor, a corporation, and that they as such Chairman and Secretary, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carleen B. Waller as Chairman and attesting the same by the said Gerald F. Nicely as Secretary.

Witness my hand and seal, at office in _____, this 27th day of July, 1984.

Julia Nance Notary Public

Commission expires My Commission Expires July 21, 1985

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,469.51

This is equal to or greater than the property would bring at a fair and voluntary sale.

Shirley Ann Johnson

Sworn to and subscribed before me this 27th day of July, 19 84.

My commission expires My Commission Expires July 21, 1985 Notary Public Julia Nance

This instrument was prepared by:

WILLIAM T. BOZEMAN, Attorney At Law, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

METROPOLITAN DEVELOPMENT AND HOUSING AUTHORITY

TO

SHIRLEY ANN JOHNSON AND GORDON JOHNSON, JR.

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

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Edgehill Estates, Section 98, of record in plat Book 4860, page 54, Register's Office for said County.

Said Lot No. 28 fronts 61.5 feet on the northerly margin of Tremont Avenue and extends back 100.0 feet on the easterly line and 100.03 feet on the westerly line to a dead line in the rear, measuring 59.0 feet thereon.

Being part of the same property conveyed to The Nashville Housing Authority by deeds from Senior and Junior Wardens of The Church of the Advent in Nashville, Tennessee, as of record in Book 4310, page 754, and Book 4310, page 756, and by deed from James Yeargin and wife, Maggie L. Yeargin, as of record in Book 4302, page 520, and also being Alley No. 395, now closed as set out in Metropolitan Councel Bill No. 75-1245, a certified copy of which is of record in Book 4909, page 184, Register's Office for Davidson County, Tennessee.

FILE TICOR TITLE INSURANCE COMPANY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6352 PAGE 765

RECEIVED OF _____

FOR _____

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
			22469.50-	CAVT.
			58.50	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	68.00-
9416A08/03/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 8 2 5

IDENTIF. REFERENCE

AUG 3 10 55 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0058295