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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,416.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES 11-10-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
John W. Payne	The Lomas and Nettleton Company	105-1
(NAME)	(NAME)	
117 13th Avenue Circle	2001 Bryan Tower	597
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37203	Dallas, TX 75201	10W03994
(CITY) (STATE) (P.O. ZIP)	(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 AGFNCY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Payne and wife, Annie Payne

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. 19 on the plan of Revised, Section Ninety-Eight, Edgehill Estates, of record in Book 4860, page 54, Register's Office for said County.

SAID Lot No. 19 fronts 33.00 feet on the westerly margin of 13th Avenue Circle and extends back 109.75 feet on the northerly line and 90.4 feet on the southerly line to a dead line in the rear, measuring 99.08 feet thereon.

Being part of the same property conveyed to Metropolitan Development and Housing Agency, formerly The Nashville Housing Authority, by deed from Nannie Martin of record in Book 4332, page 124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 117 13th Avenue Circle, Nashville, Tenn. 37203
(House Number) (Street) (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 ti, 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 hand s this 31st day of August, 19 87

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Carleen B. Waller
Carleen B. Waller
Chairman Of the Board

BY: Gerald F. Nicely
Gerald F. Nicely

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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carleen B. Waller

and Gerald F. Nicely or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Chairman of the Board and Executive Director respectively of the Metropolitan Development and Housing Agency the within named bargainor, a corporation, and that (he) as such Chairman of the Board 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 Carleen B. Waller as such Chairman of the Board, and attesting the same by the said Gerald F. Nicely as such Executive Director.

Witness my hand and official seal at office at Nashville, TN on this the _____ day of August, 19 87.

My commission expires _____ _____
Notary Public

My Commission Expires Sept. 9, 1989

WARRANTY DEED 3 4 5 2

FROM

IDENTIFICATION REFERENCE

TO

SEP 9 8 53 AM '87

DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

"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."

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			26416.40- CAMT.	
			74.02 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.52-
		0537A09/09/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63452

IDENTIFICATION REFERENCE

SEP 9 8 53 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 14258