12-30-87

Bk 21

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

**WARRANTY DEED**

BOOK 7439 PAGE 75

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Metropolitan Development and Housing Agency<br>701 South Sixth Street<br>Nashville, TN 37206 | Metropolitan Development and Housing Agency 83-9/258<br>701 South Sixth Street<br>Nashville, TN 37206 |

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEPHEN W. SCATES, has bargained and sold and by these presents does transfer and convey unto the said METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows:

> Land in Davidson County, Tennessee, being the south 50 feet of Lots Nos. 8, 9 and 10 on the Map of E. S. Priest's Subdivision, of record in Book 161, page 43, Register's Office for said County, described as follows:
>
> Said part of said lots front 50 feet on the easterly side of South 13th Street, formerly Anne Street, and run bank between parallel lines, with the north margin of Holly Street, 150 feet to a 15 foot alley, which was dedicated by instrument of record in Book 424, page 630, said Register's Office.
>
> Being the same property conveyed to Stephen W. Scates from Bobby Joe Knight by deed of record in Book 7189, page 635, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, I have set my hand on the 30 day of December, 1987.

4478 12/30 03:03CHECK 6.00

STEPHEN W. SCATES

9401

IDENTIFICATION REFERENCE

DEC 30 3 56 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEPHEN W. SCATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 30th day of December, 1987.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $15,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Stephen W. Scates
AFFIANT

Sworn to and subscribed before me this 30th day of December, 1987.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89