THIS INSTRUMENT PREPARED BY:
GEORGE E. BARRETT, P.C.
P. O. Box 2846
217 Second Avenue, North
Nashville, TN 37201
(615) 244-2202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0101 03CHECK 9.00

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

$ 10,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1989

Notary Public
MY COMMISSION EXPIRES: 7-10-90

02958

IDENTIFICATION REFERENCE

JAN 20 3 41 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAP & PARCEL NO. 72-11-199
OWNER: METROPOLITAN DEVELOPMENT & HOUSING AGENCY
ADDRESS: 701 So. Sixth St.
P. O. Box 846, Nashville, TN
ZIP: 37207
SEND TAX BILLS: Same as above

CLERK'S DEED

This Deed by George L. Rooker, Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee, to Metropolitan Development and Housing Agency, a public body and a body corporate and politic, organized and existing under the laws of the State of Tennessee, with the principal office and place of business at Nashville, Davidson County, Tennessee.

WITNESSETH:

WHEREAS, a Petition for Condemnation was filed in the Circuit Court at Nashville, Tennessee, by the Metropolitan Development and Housing Agency against

REMODELING CONSULTANTS; DANNY BROWN; RICHARD GILES; MARGARET A. LEWIS; and THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

same being Case No. 88-C-2364 on the Dockets of the Court, to acquire by condemnation proceedings in accordance with the Power of Condemnation and eminent domain pursuant to T.C.A.

§ 13-20-101 et seq., and T.C.A. § 29-17-101 et seq., title in fee simple to the hereinafter described real estate and improvements thereon; in the public interest and for the public use; and

WHEREAS, by order duly entered in said condemnation proceedings by said Court on January 10, 1989 sustaining said petition as a proper condemnation proceeding and adjudging the right of Petitioner to acquire title in fee simple to the hereinafter described real estate and improvements thereon; and vesting title in fee simple free and unencumbered in the Petitioner; and

WHEREAS, the Metropolitan Development and Housing Agency has paid into the Registry of this Court the sum of Ten Thousand, Three Hundred ($10,300.00) Dollars, for the use and benefit of said Defendants and all costs of the proceedings; and

WHEREAS, I was, by said Order sustaining the Condemnation Petition, authorized and directed to execute and deliver a deed conveying to the Metropolitan Development and Housing Agency, all the right, title and interest of said Defendant(s) in and to the following described property, situated in the City of Nashville, Davidson County, Tennessee, and more fully described as follows:

Being part of the RESERVED TRACT in S.W. Estes Subdivision, of record in Book 1424, page 44, Register's Office for said County, and described according to a copy of survey by Harvey Gee, dated April 6, 1957, as follows:

Beginning at a point in the south margin of Otay Avenue, 118.6 feet west from the westerly margin of Penninghton Avenue, said point being the northwest corner of the lot that was conveyed to Margaret A. Lewis by deed from Fred D. Morris and wife, of record in Book 3338, page 217, Register's Office for said County; thence along Lewis west line, South 2 degrees 39 minutes east 177 feet to a point in the north line of Lot No. 1 of said Evans Subdivision, being 118.6 feet west from the west margin of Pennington Avenue; thence along the north line of Lot No. 1 westerly 57.44 feet to an iron pin; thence North 3 degrees East 60.4 feet to a concrete

monument; thence easterly 6.82 feet to a point; thence northerly 116.06 feet to the south margin of Otay Avenue; thence with margin of the same easterly 56.6 feet to a point of beginning.

Final Decree Confirming Sale of record in Book 5702, page 420, Register's Office for Davidson County, Tennessee, divested title out of Margaret A. Lewis and vested title in Remodeling Consultants, Inc.

Map and Parcel No. 72-11-199
Field Book No. 15DA-30889

including all fixtures and improvements thereon.

NOW THEREFORE, in consideration of the premises and the sum of Ten Thousand, Three Hundred ($10,300.00) Dollars to me paid by the Metropolitan Development and Housing Agency, I, George L. Rooker, Clerk of said Court, by virtue of the power and authority conferred upon me by said order, do by this deed grant, convey and confirm unto the Metropolitan Development and Housing Agency, its successors and assigns forever, all the right, title and interest of said Defendant(s), in and to said real estate and improvements thereon, and every part and parcel thereof, with the appurtenances, as an indefensible inheritance in fee simple forever.

WITNESSETH my hand and seal of the Court this the 19th day of January, 1989.

(SEAL)

George L. Rooker
GEORGE L. ROOKER - Clerk

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public duly commissioned, qualified and acting in and for the State and County aforesaid, George L. Rooker, Clerk as aforesaid, with whom and whose official position I am personally acquainted, and who acknowledged the execution of the foregoing deed, on the day it bears date, and for the purposes therein expressed.

WITNESS my hand and official seal at office, Nashville, Davidson County, Tennessee, the 19th day of January, 1989.

Janice L. Bizzell
Notary Public

My Commission Expires: 7-10-90