THIS INSTRUMENT WAS PREPARED BY:
Gary D. Wood, Attorney at Law
MDHA, 701 South Sixth Street
Nashville, Tennessee 37206

FROM:
METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY

TO:
Charles E. Binkley
Andrew W. Regg, Jr.

ADDRESS NEW OWNER(S):
371 Cumberland Hills Drive
Madison, Tennessee 37115

SEND TAX BILLS TO: Same

MAP-PARCEL NUMBER: 105-4-177

RUSH

APR 4 10 23 AM '89

21695

1902 04/04 0101 03HEDR

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Metropolitan Development and Housing Agency, Grantor herein, does by these presents, Grant, Bargain, Sell, Convey, Warrant and Confirm unto the said Charles E. Binkley and Andrew W. Regg, Jr., Grantee herein, their heirs and assigns, the following described property:

> Being Lot No. 38 on the Plan of Trimble's National Hill Subdivision, of record in Book 21, Page 121, Register's Office for said County.
>
> Said Lot fronts 50 feet on the westerly side of East Hill Street and runs back between parallel lines 120 feet to an alley.
>
> Being the same property conveyed to William A. McLaughlin and Oralean Beard, as tenants in common, by deed from William A. McLaughlin of record in Book 5514, Page 548, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1257 Lewis Street, Nashville, Tennessee 37210.

To have and to hold the said parcel of real property, with appurtenances, estate, title and interest thereto belonging unto the said Grantee, their heirs and assigns forever. Metropolitan Development and Housing Agency does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, that

the same is free from encumbrances except for ad valorem taxes and any special property assessment, governmental zoning and subdivision ordinances in effect thereon, right of way, easements and restrictions of record, and that it has good, right and lawful authority to sell the same and that it will warrant and defend the same unto Charles E. Binkley and Andrew W. Regg, Jr., their heirs and assigns, forever, against the lawful claims of all persons claiming by and through and under Metropolitan Development and Housing Agency, but not otherwise.

IN WITNESS WHEREOF Metropolitan Development and Housing Agency has caused this instrument to be executed by its duly authorized officers this the 4th day of April, 1989.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Carleen B. Waller
Carleen B. Waller, Chairperson

BY: Gerald F. Nicely
Gerald F. Nicely, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State 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 Chairperson and Secretary of the within named bargainor, and that they as such Chairperson and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of MDHA by Carleen B. Waller as Chairperson and attesting the same by Gerald F. Nicely as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee this the 4th day of April, 1989.

Doris F. Davis
Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance or fair value of the property, whichever is greater, is $7,800.00.

Carla Buckley
AFFIANT

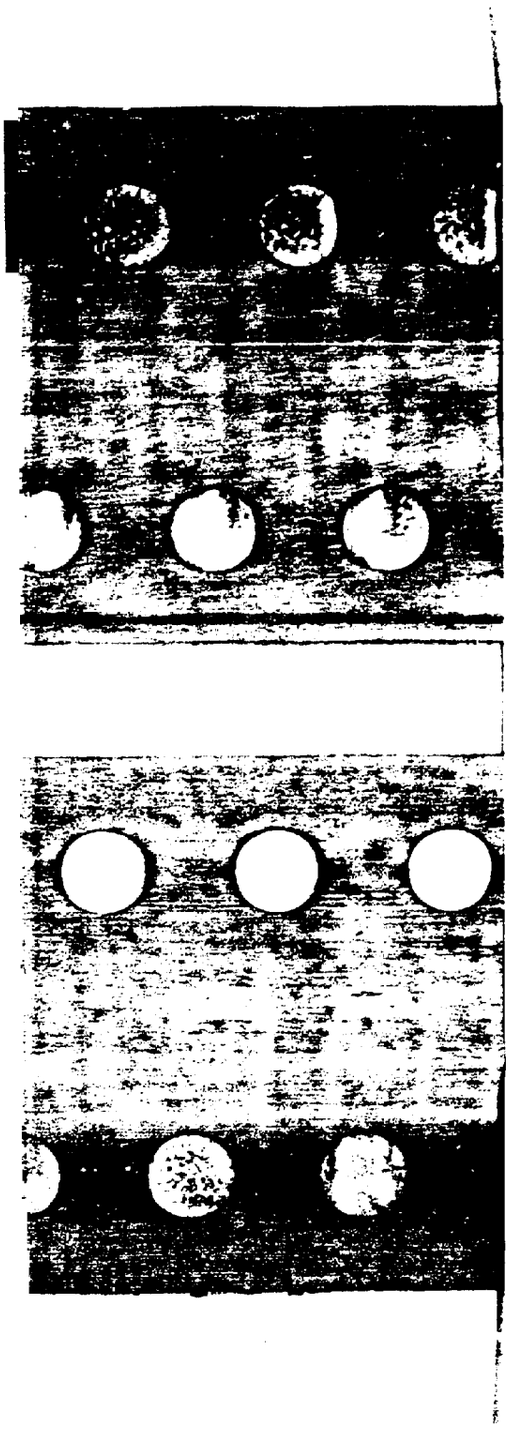
Sworn to and subscribed before me this 4th day of April, 1989.

Carol Jean Gentry
Notary Public

My Commission Expires: _____

CAROL JEAN GENTRY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES
MARCH 3, 1992

[1074]



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

RECEIVED OF _____

FOR _____

BOOK 7807 PAGE 996

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

CAMT 7800.00
CON TX 25.74
PRFEE 0.50
WDEED 9.00
TOTAL 35.24
CHECK 35.24

04/04/89 01 10:24 0001 1902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21665

IDENTIFICATION REFERENCE

APR 4 10 23 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 196341