Sept 19

MSPSB1395 05/09/90gd

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8107 PAGE 79

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Resource Housing Corporation c/o Nashville Resource Foundation, Inc. 619 Third Avenue South P. O. Box 24274 Nashville, TN 37202	Same	Map - 105-5 Parcels 172, 174, & 175

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Homemakers, Inc. (being one and the same as Home Makers, Inc.), a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Resource Housing Corporation, a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being northerly part of Lot. No. 16 on the plan of Welcker's Addition to Nashville, as of record in Book 21, page 97, Register's Office for said county.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South, as widened, and runs back between lines 197.1 feet, more or less, on the north line and 191.23 feet on the south line to the easterly margin of an alley on which it measures 50 feet.

Being the same property conveyed to Home Makers, Inc., a Tennessee corporation, by deed form T. Turner Snodgrass, Substitute Trustee, of record in Book 7981, page 776, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 17 on the map of Welcker's Addition, of record in Book 21, page 97, Register's Office for said county.

Said Lot 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between lines, 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

Being the same property conveyed to Home Makers, Inc., a Tennessee corporation, by deed from T. Turner Snodgrass, Substitute Trustee, of record in Book 7981, page 785, Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Edgehill Estates, Section 49, of record in Plat Book 4479, page 35, Register's Office for Davidson County, Tennessee.

Said Lot 1 fronts 45.71 feet on the west margin of 12th Avenue South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear on which it measures 46 feet.

Being the same property conveyed to Home Makers, Inc., a Tennessee corporation, by deed from T. Turner Snodgrass, Substitute Trustee, in record in Book 7981, page 788, Register's Office for Davidson County, Tennessee.

This is improved property known as 1423-1429 12th Avenue South, Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. Real property taxes for 1990, a lien not yet due and payable.

2. As to Tract III only, restrictive covenants contained in an instrument of record in Book 4220, page 723, as revised in Book 6236, page 263, Register's Office for Davidson County, Tennessee.

3. As to Tract III only, easement for public utilities, sewer easements, anchor easements and building setback lines and conditions of Owner's Certificate, as shown on the Plan of record in Book 4470, page 35, Register's Office for Davidson County, Tennessee.

4. As to Tract III only, terms and provisions of covenants as set forth in Book 4875, page 308, Register's Office for Davidson County, Tennessee and Certificate of Compliance therewith of record in Book 6924, page 614, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands as of the 10th day of May 1990, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

HOMEMAKERS, INC.

(being one and the same as Home Makers, Inc.)

By: _____

Title: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George Giavikos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of HOMEMAKERS, INC., (being one and the same as HOME MAKERS, INC.), the within named bargainor, a Tennessee corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 10th day of May, 1990.

Michael S. Peck
Notary Public

My Commission Expires:

November 12, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $270,000.

Affiant

Sworn to and subscribed before me this 10th day of May, 1990.

Michael S. Peck
Notary Public

My Commission Expires:

November 12, 1990

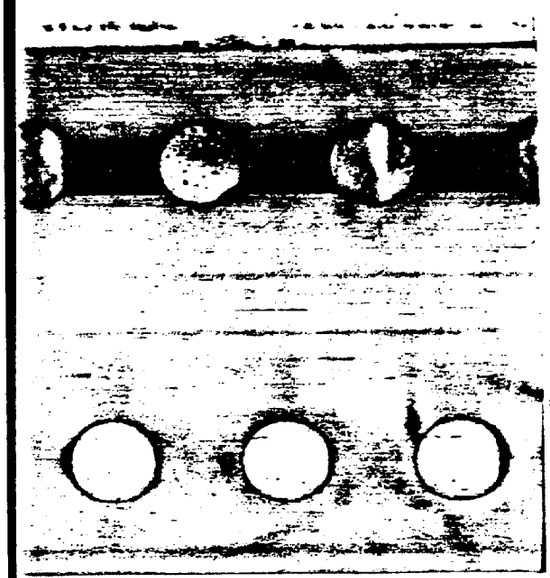
25461

IDENTIFICATION REFERENCE

MAY 10 3 47 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3644 05/10 0101 03CHECK 901.00



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

RECEIVED OF _____

FOR _____

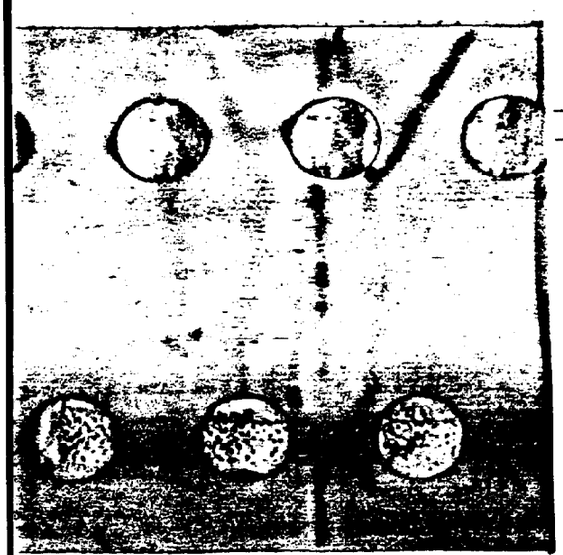
BOOK 8107 PAGE 82

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				270000.00
			CON TX	891.00
			PRFEE	1.00
			MTGFEE	9.00
			TOTAL	901.00
			CHECK	901.00
05/10/90	01		15:48 0001	0644



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2546 I.

IDENTIFI REFERENCE

MAY 10 3 47 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318106