WARRANTY DEED Bk 33

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy & Celestine Waters	SAME AS OWNER	MAP 092-06-0
(NAME)	(NAME)	
2508 Booker Street		PARCEL 489.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$1.00----------
----------ONE AND NO/100---------- *DOLLARS*

Cash in hand paid by Tommy Waters and wife, Celestine Waters
the receipt of which is hereby acknowledged, the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

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have bargained and sold, and by these presents do transfer and convey unto the said Tommy Waters and wife, Celestine Waters 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, described as follows:

Being Lot No. 99 on the Map of Faulkner and Ashcraft Subdivision, as of record in Book 57, page 121, which Plat has been superceded by the Zone Lot Division of Lots Nos. 98 and 99, as reflected in the Plan of record in Book 6200, page 917, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8128, page 980, said Register's Office.

57474

IDENTIFICATION

SEP 14 2 51 PM '90

FILED & WILSON REGISTER
DAVIDSON COUNTY, TN

FEE 102.73 01.01 03CHECK

This conveyance is made and executed and is subject to the express conditions described in the attached Urban Homesteading Agreement which shall be made a part of this deed and is hereby incorporated into this deed as if fully set forth herein.

Promptly upon Grantee's completion and satisfaction of the said express conditions, the Grantor shall furnish the Grantee with a Certificate of Compliance. The certification by the Grantor shall be a conclusive determination of the conditions of the Urban Homesteading Agreement. The certification shall be recorded in the Davidson County Register's Office.

If the Grantee fails, neglects, or refuses to perform any of the express conditions subsequent as stated in the Urban Homesteading Agreement, and in case such shall not be cured, ended, or remedied within 30 days of written demand by the Grantor, or within any further extension thereof that may be granted, then all such estate conveyed under this deed shall cease, and terminate and title in fee simple shall revert to and become fully revested in the Grantor, its successor or assigns, and said Grantor shall be entitled to enter upon and take possession of the said property.

Provided, that any such reverting of title to the grantor shall always be subject to and limited by and shall not defeat, render invalid or limit in any way, (a) the lien of any mortgage or deed of trust on the property conveyed herein, and (b) any rights of interest provided in the Urban Homesteading Agreement for the protection of the trustees of any such Deed of Trust or the holders of any mortgage.

unimproved ( )
This is improved (XX) property, known as 2508 Booker Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tommy Waters and wife, Celestine Waters *their heirs and assigns, forever.*

And we *do covenant with the said* Tommy Waters and wife, Celestine Waters *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, the grantors herein *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 herein *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 14th *day of* September, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

By _____
Gerald F. Nicely, Secretary

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Carleen B. Waller
Carleen B. Waller, Chairperson

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED AUTHORITY, a Notary Public of the State and County aforesaid, personally appeared Carleen B. Waller and Gerald F. Nicely with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Chairperson and Secretary respectively of the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a corporation, and that they as such Chairperson and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carleen B. Waller as such Chairperson, and attesting the same by the said Gerald F. Nicely as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 1990.

B. W. Hooper
Notary Public

Commission expires May 23, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,100.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Tommy Walters

Sworn to and subscribed before me
this 14th day of September, 1990.

My commission expires 1-23-94 Notary Public Patricia A. Middleton

This instrument was prepared by:

Name	Address
The Metropolitan Development and Housing Agency	701 South Sixth Street Nashville, Tennessee 37206

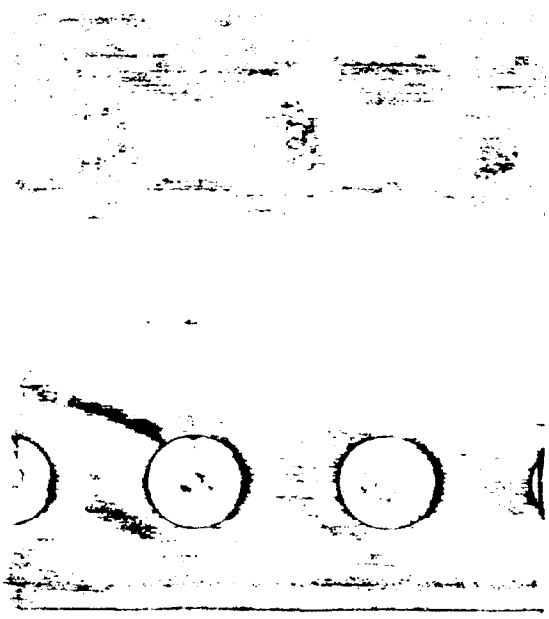
WARRANTY DEED

FROM

TO

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

[redacted]



OFFICIAL RECEIPT

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

RECEIVED OF _____

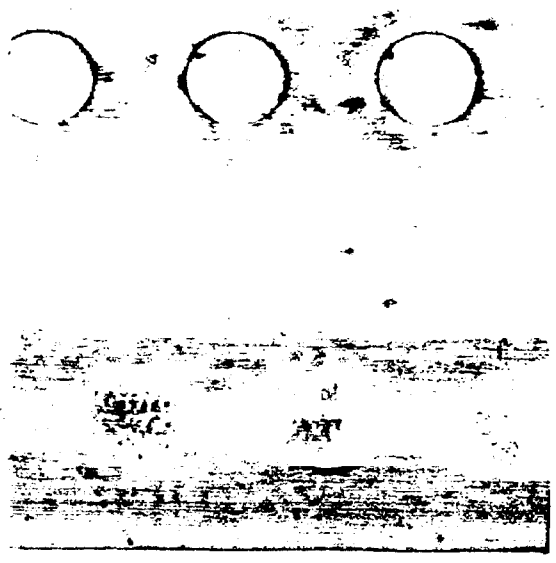
FOR _____

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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
				CAMT 28100.00
				CON TX 92.73
				PRFEE 1.00
				WDEED 9.00
				TOTAL 102.73
				CHECK 102.73

09/14/90 01 14:54 0001 9062



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57474

IDENTIFICATION REFERENCE

SEP 14 2 51 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 355706