Box 28

BOOK 8529 PAGE 899

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

TO

GEORGIA A. WATKINS

For draftsman's use

This instrument prepared by
Nella Schneider Hunt, Attorney
344 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGIA A. WATKINS (NAME)	GEORGIA A. WATKINS (NAME)	82-3-553
916-B North 2nd Street (STREET ADDRESS OR ROUTE NUMBER)	916-B North 2nd Street (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,450.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF January, 1992.

Notary Public

MY COMMISSION EXPIRES: 4/15/95

(AFFIX SEAL)

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

Cash in hand paid, the receipt of which is hereby acknowledged, the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

7452 01/16 0101 03CHECK 84.78

7.7.197

TENNESSEE REFERENCE

JAN 16 11 11 AM '92

has XXX **bargained and sold, and by these presents do transfer and convey unto the said**

GEORGIA A. WATKINS

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being Lot No. 158-B Zone Lot Division of Sharpe and Horn Subdivision, of record in Book 6200 page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Form No. WD3a

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8416, page 960, Register's Office for Davidson County, Tennessee.

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.

SEE ATTACHED EXHIBIT "A"

This is unimproved (X) improved ( ) property, known as 916-B North 2nd Street - Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGIA A. WATKINS her heirs and assigns, forever.

And it ~~xxx~~ covenant with the said GEORGIA A. WATKINS that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And METROPOLITAN DEVELOPMENT AND HOUSING AGENCY do further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said GEORGIA A. WATKINS HER heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 15th day of January, 19 92, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Gerald F. Nicely, Secretary

By: J. Richard Chambers, Chairman

Form No. WD3b

BOOK 8529 PAGE 901

STATE OF TENNESSEE
Davidson County.

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF .....
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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared J. Richard Chambers 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 the Chairman and Secretary of the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY a corporation, and that they as such Chairman and Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Chairman and Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 92.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____ Notary Public
B. W. Howard

Commission Expires May 23, 1992

EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 6200, page 302, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6200, page 302, said Register's Office shows an Owner's Certificate, certain minimum building setback lines, easements and Notes, to which plan reference is made.

3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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



RECEIVED OF _____

FOR _____

BOOK 8529 PAGE 903

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 19450.00
MOR TX 71.78
ERR CO
MOR TX 71.78-
CON TX 71.78
REG BANK 1.00
WDEED 12.00
TOTAL 84.78
CHECK 84.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

7.7.197

IDENTIFICATION REFERENCE

JAN 16 11 11 AM '92

01/16/92 01 11:10 0001 7452

No. 493854