166990

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

BOOK 8788 PAGE 760

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Metropolitan Development and Housing Agency P. O. Box 846 Nashville, TN 37202	Same	93-06-3

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, COBURN DEWEES BERRY, III ("Grantor") has bargained and sold, and by these presents transfers and conveys unto THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY ("Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 69 in the original plan of the Town of Nashville, beginning at the northerly margin of Broad Street at a point 87 feet 1 5/8 inches westerly from the westerly margin of Cherry Street; running thence westerly with the northerly margin of Broad Street 27 feet 7 1/2 inches; thence at right angles, to Broad Street, northerly 130 feet; thence parallel with Broad Street, easterly 34 feet; thence at right angles, southerly 60 feet; thence at right angles, westerly 6 feet 4 1/2 inches; thence at right angles, southerly 70 feet, to the beginning.

Being part of the same property conveyed to Amanda K. Berry by deed of record in Book 777, page 551, Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

Said Amanda K. Berry has since died, devising the herein described property to W.T. Berry by will, of record in Will Book 51, page 302, Probate Office for Davidson County, Tennessee.

Title is now vested in Coburn Dewees Berry, III, as the sole heir-at law of W. T. Berry, deceased, who died intestate.

This is improved property known as 408 Broadway, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Restrictions of record in Book 7423, page 374, Register's office for Davidson County.

2. The provisions of Capitol Mall Redevelopent Project Plan, applicable Metro Codes, restrictive covenants of record, existing highway, roadway sidewalk, drainage, and utility easements, and such state of facts as an accurate survey would disclose.

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 himself, his heirs and representatives 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. BOOK 8788 PAGE 761

Sue D. Berry, wife of Grantor, joins in this conveyance to convey any interest she might have in said property.

WITNESS our hands this 12 day of November, 1992.

COBURN DEWEES BERRY, III

SUE D. BERRY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Coburn Dewees Berry, III and Sue D. Berry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 1992.

Notary Public

My Commission Expires:

2/27/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer is exempt from transfer tax.

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $133,330.00

Affiant

Sworn to and subscribed before me this 16th day of November, 1992.

Notary Public

My Commission Expires:

1-23-95

65300

IDENTIFICATION REFERENCE

Nov 17 2 54 PM '92

DAVIDSON COUNTY, TN

7877 11/17 0101 03CHECK 8.00