BOOK 8860 PAGE 687 Day 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Curtis Felts III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 8th DAY OF February 1993

J. Gwin Smith
NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Metropolitan Development and Housing Agency (NAME)	same (NAME)	118-4-186
P. O. Box 846 (ADDRESS)	(ADDRESS)	118-4-187
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

1935 02/09 0101 03CHECK 8.00

For and in Consideration of the sum of $ 15,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

MIKE WARD, JR., PATRICK WARD AND ANNIE ESTES, THE ONLY SURVIVING HEIRS AT LAW OF VIRGINIA SEITZ WARD, DECEASED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the Plan of Rosedale Subdivision, of record in Book 547, page 45, Register's Office for said Cunty, to which reference is hereby made for a more complete description.

Excepting therefrom that portion thereof described in the deed from Mike Ward and Virginia Seitz Ward to John H. Hausman and Mildred M. Hausman, of record in Book 1336, page 14.

Also excepting therefrom that portion thereof described in the deed from Mike Ward and Virginia Seitz Ward to Mrs. Emma Ward, of record in Book 2101, page 491, said Register's Office.

Being part of the same property conveyed to Mike Ward and Virginia Seitz Ward by deed from Bringhurst-Reid Company of record in Book 634, page 369, said Register's Office. The said Mike Ward having predeceased Virginia Seitz Ward and the same Virginia Seitz Ward having since died. (See Affidavit of Heirship recorded simultaneuosly herewith).

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

unimproved (X)
This is improved ( ) property, known as 2237 Grandview Avenue Nashville, TN 37211
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of February, 1993.

Annie Estes
ANNIE ESTES

Mike Ward Jr.
MIKE WARD, JR.

Patrick Ward
PATRICK WARD

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annie Estes, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of February, 19 93.

My Commission expires:
1/22/95

J. Ann Smith
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mike Ward, Jr., and Patrick Ward, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of February, 19 93.

My Commission expires:
1/22/95

J. Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

FEB 9 5 24 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

90761