STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,941.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renaldo M. Pruitt (NAME)	same (NAME)	72-6-105
913 Elvira Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Metropolitan Development and Housing Agency

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renaldo M. Pruitt, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED FOR LEGAL DESCRIPTION

53258
IDENTIF. & REFERENCE

94 MAY 24 AM 10:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 913 Elvira Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we 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, 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 my hand this 4th day of May 19 94

Metropolitan Development and Housing Agency
By:
James L. Thiltgen, Executive Director

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 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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James L. Thiltgen and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director and _____ respectively of the Metropolitan Development and the within named bargainor, and corporation, and that he as such Executive Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James L. Thiltgen as such Executive Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of May 19 94.

My commission expires September 16, 1995

_____
Notary Public

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 17 on the Plan of C.W. Waller Subdivision of the John D. Anderson Home Place, as of record in Plat Book 421, page 35, Register's Office for said County, to which plan reference is made for a more complete description. Said Part of Lot 17 fronts 50 feet on the northerly margin of Elvira Avenue, and runs back 410.6 feet on the westerly line and 404.3 feet on the easterly line to a dead line in the rear, which measures 50.4 feet.

Being the same property conveyed to Metropolitan Development Housing Agency by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9164, page 970, Register's Office for Davidson County, Tennessee.

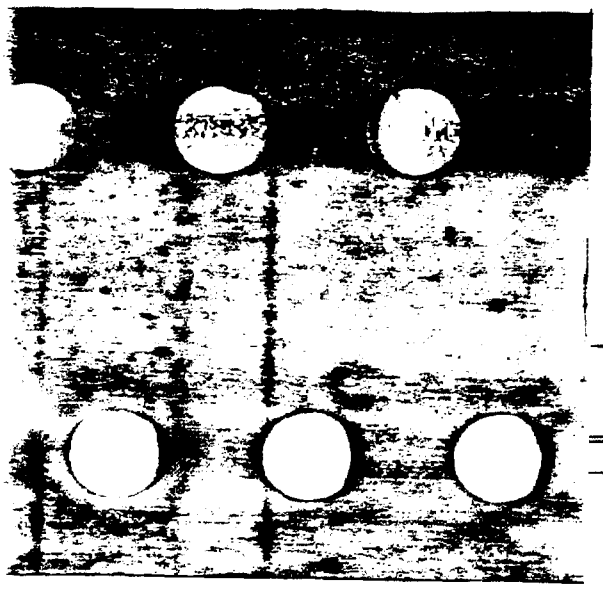
This Conveyance is made and executed and is subject to the express conditions described in the attached Urban Homesteading Agreement which shall be made a part of this deed and is hereby incorporated into this deed as if fully set forth herein.

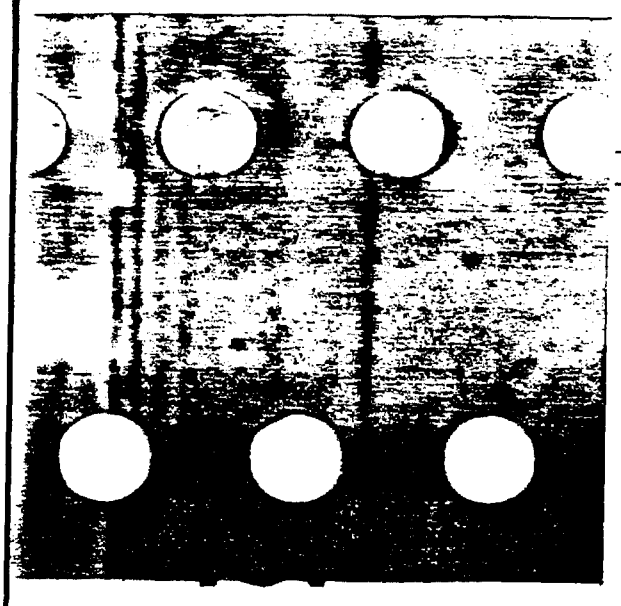
Promptly, upon Grantee's completion and satisfaction of the said express conditions, the Grantor shall furnish the grantee with a Certificate of Compliance. The certification by the Grantor shall be a conclusive determination of the conditions of the Urban Homesteading Agreement. The certification shall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

7536 05/24 11:31 03CHECK 108.79





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9354 PAGE 572

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

CAM:	25941.52
CON TX	95.99
PRFEE	1.00
WDEED	2.00
ERR:	CO
WDEED	2.00-
WDEED	12.00
TOTAL	108.99
CHECK	108.99

05/24/94 01 10:13 0001 9536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53258
IDENTIF. & REFERENCE

94 MAY 24 AM 10: 14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 794527